

ORDINANCE NO. 1902025

**AN ORDINANCE TO AMEND THE SURGOINSVILLE MUNICIPAL CODE, TITLE 12 BUILDING, UTILITY, ETC. CODES, BY ADDING A NEW CHAPTER 1 RELATING TO BUILDING AND PROPERTY MAINTENANCE CODES; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; TO FIX A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE**

**WHEREAS**, *it is the Town's policy to adopt codes and regulations as are necessary for the preservation and enhancement of the health, safety and welfare of its citizens; and,*

**WHEREAS**, *the Town finds it in the public interest to cease participation in the State Regulated Building Program and return to Exempt Status; and,*

**WHEREAS**, *the most current code provisions and editions of the code to be adopted herein have been reviewed by the contract Building Inspector, and, in consideration of local property owners, contractors, builders and designers, suggested amendments to these codes have been incorporated herein. Now therefore,*

**BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN, AS FOLLOWS:**

**SECTION I.** That the municipal code is hereby amended by adding a new Chapter 1 to be entitled, Building and Property Maintenance Codes, to Title 12, which said Chapter to read as follows:

**Chapter 1. Building and Property Maintenance Codes**

**SECTION 12-101. CODES ADOPTED.**

Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 through 6-54-506, and for the purpose of regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures; providing for the issuance of permits and collection of fees therefor, the following Codes are hereby adopted and incorporated by reference as a part of this Code.

International Building Code (IBC)	2021 Edition
International Energy Conservation Code (IECC)*	2018 Edition
International Existing Building Code (IEBC)	2021 Edition
International Fire Code (IFC)	2021 Edition
International Fuel Gas Code (IFGC)	2021 Edition
International Mechanical Code (IMC)	2021 Edition
International Plumbing Code (IPC)	2021 Edition
International Property Maintenance Code (IPMC)	2021 Edition
International Residential Code (IRC)	2021 Edition
National Fire Protection Association (NFPA), Life Safety Code (LSC)	2012 Edition
National Electrical Code (NEC)	2017 Edition

- \* To the extent the 2018 edition of the International Energy Conservation Code contains standards more stringent than the state minimum standards adopted by the state fire marshal for one-family and two-family construction and additions thereto of 30 or more square feet of interior space, the state minimum standard shall apply in accordance with *Tenn. Code Ann. §68-120-101(b)(2)(A)(iii)* [2023 TENN. PUB. ACTS, CH. 312] and TENN. COMP. R. & REGS. *Chapter 0780-02-23* or as may be amended from time to time.

**SECTION 12-102. MODIFICATIONS.**

(1) Definitions. Wherever any Code refers to the “Chief Appointing Authority,” “Appointing Authority,” “Governing Authority” or “Governing Body” it shall be deemed to be a reference to the Board of Mayor and Aldermen. Wherever “Code Official” is named or referred to, it shall mean the person appointed or designated by the Board of Mayor and Aldermen to administer and enforce the provisions of these Codes.

(2) \* Tables. The 2018 edition of the International Energy Conservation Code

<b>Replace 2018 Table</b>	<b>with</b>	<b>2009 Table</b>
R402.4.1.2 Testing		402.4.2.1 Testing Option
		402.4.2.2 Visual Inspection Option
R403.3.3 Duct Testing (Mandatory)		Optional
Section R403.3.4 Duct Leakage (Prescriptive)		Optional
Table 402.1.2 Insulation and Fenestration Requirements by Component		Table 402.1.1 Insulation and Fenestration Requirements by Component
Table R402.1.4 Equivalent U-Factors		Table 402.1.3 Equivalent U-Factors

**SECTION 12-103. AVAILABLE IN RECORDER'S OFFICE.**

Pursuant to the requirements of Tennessee Code Annotated, §6-54-502 one (1) copy of each Code has been placed on file in the Recorder's office and shall be kept there for the use and inspection of the public.

**SECTION 12-104. PROCEDURES.**

Anyone desiring any permit shall apply at the Recorder's office during normal business hours.

**SECTION 12-105. PERMIT FEES.**

Anyone desiring any permit shall pay such fees as are established from time to time by Resolution of the Board of Mayor and Aldermen.

**SECTION 12-106. VIOLATIONS.**

It shall be unlawful for any person to violate or fail to comply with any provision of these Codes as herein adopted by reference and modified.

- SECTION**     **II.**     That the violation of any provision of this ordinance shall be punishable by a penalty of not more than fifty dollars (\$50.00). Each day of violation may constitute a separate offense.
- SECTION**     **III.**     That this ordinance shall take effect from and after the date of its passage and publication as the law directs.

  
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MERRELL W. GRAHAM, Mayor

ATTEST:

  
\_\_\_\_\_  
MEGAN B. GENTRY, Recorder

Passed First Reading this 13<sup>th</sup> day of October, 2025:

Motion By: Alderman Hoss Second By: Vice Mayor Jarnagin

	Ayes	Nays	Other
Alderman Bishop	✓		
Alderman Collier	✓		
Mayor Graham	✓		
Alderman Hoss	✓		
Vice Mayor Jarnagin	✓		
Alderman Mierek			Absent
Alderman Sandidge			Absent
Total	5		

Passed Second Reading this <sup>21<sup>st</sup></sup> ~~9<sup>th</sup>~~ <sup>October</sup> ~~November~~, 2025:

Motion By: Vice Mayor Jarnagin Second By: Alderman Hoss

	Ayes	Nays	Other
Alderman Bishop	<del>✓</del>		Absent
Alderman Collier	✓		
Mayor Graham	✓		
Alderman Hoss	✓		
Vice Mayor Jarnagin	✓		
Alderman Mierek			Absent
Alderman Sandidge	✓		
Total	5		

Ordinance Published this <sup>25<sup>th</sup></sup> ~~9<sup>th</sup>~~ <sup>October</sup> ~~November~~, 2025.