



ROOF DESIGN & CONSULTING SERVICES, INC.

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August 18, 2010

Tennessee Adopts New Residential Building Code

June 30, 2010

New building codes for one-and two-family residences in Tennessee have been adopted by the State. The provisions are the result of the Tennessee Clean Energy Future Act. The State Fire Marshal Office said its code enforcement program will begin in October to give counties time to train local codes inspectors. In the interim, the state will contract with code inspectors, establish a network of issuing agents where the construction permits can be obtained and finalize the process for payments. The new regulations adopt the 2009 International Residential Code and the 2006 International Energy Code. These building codes will only apply to new construction of residential structures. Nonresidential structures, such as out buildings and unattached garages, are not covered. Renovation of existing structures, no matter how extensive, is also not covered. Sprinkler requirements have not been adopted, although a city or county is free to adopt a sprinkler requirement.

Local codes may be more stringent than the state adopted code. Cities and counties may also choose to have no minimum one- and two-family residential building code and no inspections to ensure quality home construction by a two-thirds opt-out vote of their governing bodies.

As of this date, four counties have chosen not to participate in the codes program: Wilson, Lawrence, McNairy and Weakley counties.