

**PUBLIC HEARING
FAIRVIEW CITY HALL**

JANUARY 5, 2017

7:00 P.M.

AGENDA

1. CALL TO ORDER BY MAYOR CARROLL.
2. THE PURPOSE OF THIS PUBLIC HEARING IS FOR CITIZENS COMMENTS ON :
 - a. BILL #2016-33, ORDINANCE NO. 947, AN ORDINANCE TO CHANGE THE ZONING OF CERTAIN PROPERTY IN THE CITY OF FAIRVIEW, TENNESSEE, LOCATED AT 2480 FAIRVIEW BOULEVARD, OWNED BY CRAIG CROPPER AND WIFE, JANET CROPPER, AS SHOWN ON, WILLIAMSON COUNTY, TAX MAP 46, PARCEL 69.00, FROM RS-40 (RESIDENTIAL) TO CG (COMMERCIAL GENERAL)
3. ADJOURNMENT.

CITY OF FAIRVIEW
BOARD OF COMMISSIONERS

JANUARY 5, 2017

7:00 P.M.

AGENDA

- 1. Call to order by Mayor Carroll**
 - A. Prayer and Pledge
- 2. Approval of the Agenda**
- 3. Citizen Comments (Limited to the first 5 citizens to sign in and a limit of 3 minutes each).**
- 4. Awards and/or Recognitions**
- 5. Public Announcements**
- 6. Staff Comments**
- 7. Approval of the Minutes (only needed if removed from consent agenda)**
- 8. Consent Agenda Consisting of Items as Follows**
 - A. Approval of the Minutes from the December 19, 2016 Workshop
 - B. Approval of the Minutes from the December 19, 2016 Public Hearing
 - C. Approval of the Minutes from the December 19, 2016 Board of Commissioners Meeting
 - D. Second and Final Reading on Bill #2016-33, Ordinance No. 947, An Ordinance to Change the Zoning of Certain Property in the City of Fairview, Tennessee, Located at 2480 Fairview Boulevard, Owned by Craig Cropper and Wife, Janet Cropper, as Shown on, Williamson County Tax Map 46, Parcel 69.00, From RS-40 (Residential) to CG (Commercial General)
 - E. Second and Final Reading of Bill #2016-35, Ordinance No. 949, An Ordinance to Amend Title 7, Chapter 2 and Title 12 of the City of Fairview's Municipal Code by Repealing Ordinance 784, Adopted May 3, 2012 and Replacing it in its Entirety by the Above Styled Ordinance
- 9. Old Business**
 - A. Discuss and/or Take Action on Setting Community Meetings to Seek Citizen Input on Current City Needs
- 10. New Business**
 - A. Discuss and/or Take Action on Resolution No. 18-16, A Resolution to Establish Staff Committees in the Areas of Public Safety, Public Works, Planning and Administration
 - B. Discuss and/or Take Action on Bill #2016-36, Ordinance No. 950, An Ordinance to Amend City of Fairview, Tennessee, Municipal Code, Title 13, "Property Maintenance Regs.," Chapter 4, "Tree Planting and Protection" Section 13-403 "Establishment of a Tree Commission."
 - C. Discuss and/or Take Action on Bill #2016-37, Ordinance No. 951, An Ordinance to Amend the City of Fairview, Tennessee Municipal Code, Title 1, "General Administration," Chapter 1, "Board of Commissioners," by Addition of Section 1-108, "Appointments to Boards and Commissions."
- 11. City Manager Items for Discussion**
 - A. Miscellaneous Updates
 - B. City Attorney Comments
- 12. Communications from the Mayor and Commissioners**
- 13. Adjournment to Executive Session to Discuss Pending Litigation**

ORDINANCE NO. 947

AN ORDINANCE TO CHANGE THE ZONING OF CERTAIN PROPERTY IN THE CITY OF FAIRVIEW, TENNESSEE, LOCATED AT 2480 FAIRVIEW BOULEVARD, OWNED BY CRAIG CROPPER AND WIFE, JANET CROPPER, AS SHOWN ON, WILLIAMSON COUNTY, TAX MAP 46, PARCEL 69.00, FROM RS – 40 (RESIDENTIAL), TO CG (COMMERCIAL GENERAL).

WHEREAS, a public hearing before the Board of Commissioners of the City of Fairview, Tennessee was held on the 5th day of January 2017, pursuant to a resolution adopted on December 1, 2016; and

WHEREAS, it appears to the Board of Commissioners of the City of Fairview, Tennessee that the owners Craig Cropper and wife, Janet Cropper, have requested a changing of the Zoning Classification relative to the property below described and that the said request is well taken and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS;

THE ZONING CLASSIFICATION FOR ALL THE BELOW DESCRIBED PROPERTY IS DESIGNATED AS AND CHANGED FROM ITS PRESENT ZONING DESIGNATION RS – 40 (RESIDENTIAL , TO CG (COMMERCIAL GENERAL). THE PROPERTY FOR WHICH THE ZONING CHANGE IS MADE AND OR ADOPTED IS DESCRIBED AS FOLLOWS:

Williamson County, Tennessee, **Tax Map 46, Parcel 69.00**, Recorded in **Deed Book 1943, Pages 500 -502**, Register's Office for Williamson County, Tennessee. The description is hereby Incorporated into and made a part of This Ordinance by reference as fully as if copied into This ordinance verbatim.

This Ordinance shall take effect at the earliest date provided by law following its final reading and approval, the public welfare requiring it.

MAYOR

CITY RECORDER

Approved as to form:

City Attorney

Passed first reading: December 1, 2014

Passed second reading: _____

Public Hearing Held on: _____

City of Fairview

7100 CITY CENTER WAY

FAIRVIEW, TN. 37062



Phone: 615-799-1585

Email: codes@fairview-tn.org

RECOMMENDATIONS

2016 – 7

DATE: NOVEMBER 07, 2016

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

On November 07, 2016 the following item was voted on by the Fairview Municipal Planning Commission with a recommendation to be forwarded to the Board of Commissioners for consideration.

8.2 DISCUSS AND/OR TAKE ACTION ON REZONING OF PROPERTY LOCATED AT 2480 FAIRVIEW BLVD. FROM RS-40 (RESIDENTIAL) TO CG (COMMERCIAL GENERAL). MAP 46, PARCEL 69.00, 13.39 ACRES. CRAIG & JANET CROPPER OWNERS.

Craig & Janet Cropper owners present. Sutton made a motion for approval. Mangrum Seconded. Beata read Engineers report, which will become part of these minutes. Exhibit B. Rowe asked do they have a contract on this property. Mr. Cropper stated no. Rowe stated he has a concern about the residential houses that will back up to this property, if it becomes Commercial. Good planning practices are to provide a transition zoning between residential and commercial. Anderson asked for roll call vote. Sutton yes, Mangrum yes, Blied yes, Anderson yes, Dowdy yes, Rowe no, Beata no, Butler no, Lowman no. Motion passes.

**CITY OF FAIRVIEW
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 7, 2016**

CITY STAFF REPORT

5. RECOMMENDATIONS – No AGENDA ITEMS

6. BONDS

ITEM 6.1 UTILITY OPEN CUT ON CROW CUT ROAD LETTER OF CREDIT FOR \$10,000.00. LETTER OF CREDIT EXPIRES DECEMBER 09, 2016. TONY CAVENDER ASKING FOR THIS TO BE RELEASED.

No Staff Comments

ITEM 6.2 HEARTLAND RESERVE, INC. SECTION 4 – LETTER OF CREDIT TO COVER THE ROAD, SIDEWALKS, AND STORM DRAINAGE. PLANNING COMMISSION SET THE AMOUNT FOR \$609,000.00 ON OCTOBER 13, 2015. PLANNING COMMISSION VOTED TO REDUCE THE BOND TO \$365,400.00 ON OCTOBER 11, 2016. DEVELOPER RENEWED BOND BUT ASKING FOR BOND TO BE REDUCED. LETTER OF CREDIT EXPIRES DECEMBER 01, 2016.

No Staff Comments

7. OLD BUSINESS – No AGENDA ITEMS

8. NEW BUSINESS

ITEM 8.1 DISCUSS AND/OR TAKE ACTION ON INFRASTRUCTURE CONSTRUCTION PLANS FOR HORN TAVERN ROAD SUBDIVISION. MAP 22, PARCEL 15.00, 22.98 ACRES. DUKE & DUKE, LLC OWNERS

1) Please revise Sheet C1.0 to include the appropriate number of proposed lots which is 17.

If the PC desires to set bond amounts for this development, it is recommended that the reclamation bond amount be \$386,000 and the performance bond amount be \$914,000 (which is 125% of the engineer's estimate of 731,000).

ITEM 8.2 DISCUSS AND/OR TAKE ACTION ON REZONING OF PROPERTY LOCATED AT 2480 FAIRVIEW BLVD. FROM RS-40 (RESIDENTIAL) TO CG (COMMERCIAL GENERAL). MAP 46, PARCEL 69.00, 13.39 ACRES. CRAIG & JANET CROPPER OWNERS.

1) The proposed zoning change to CG (Commercial General) is different from the designation shown on the Proposed Land Use Map. The Proposed Land Use Map categorizes the subject parcel as RM (Medium Density Residential). If the PC recommends for approval, an amendment to the Proposed Land Use Map would need to occur.

LAND USE MAP

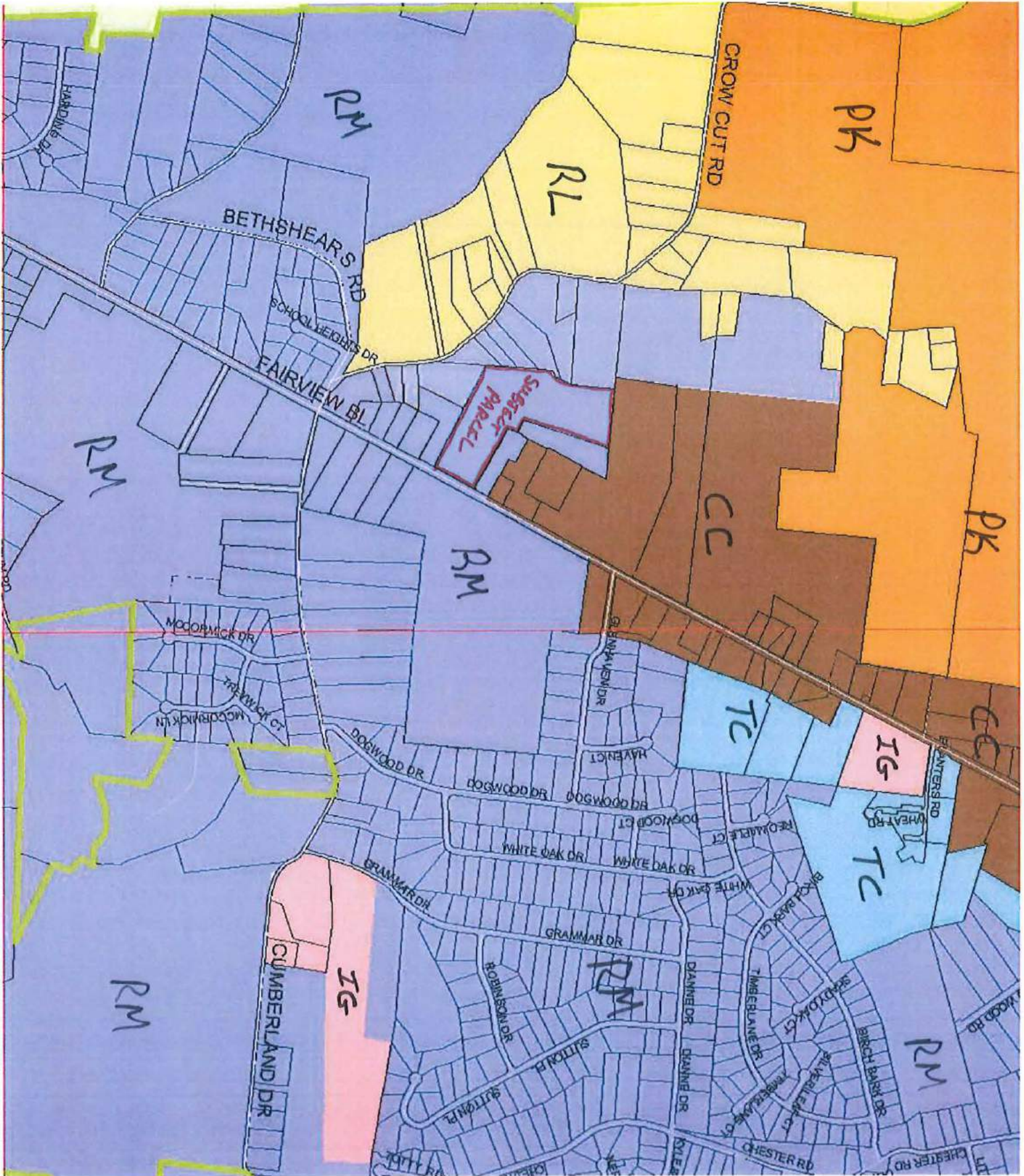
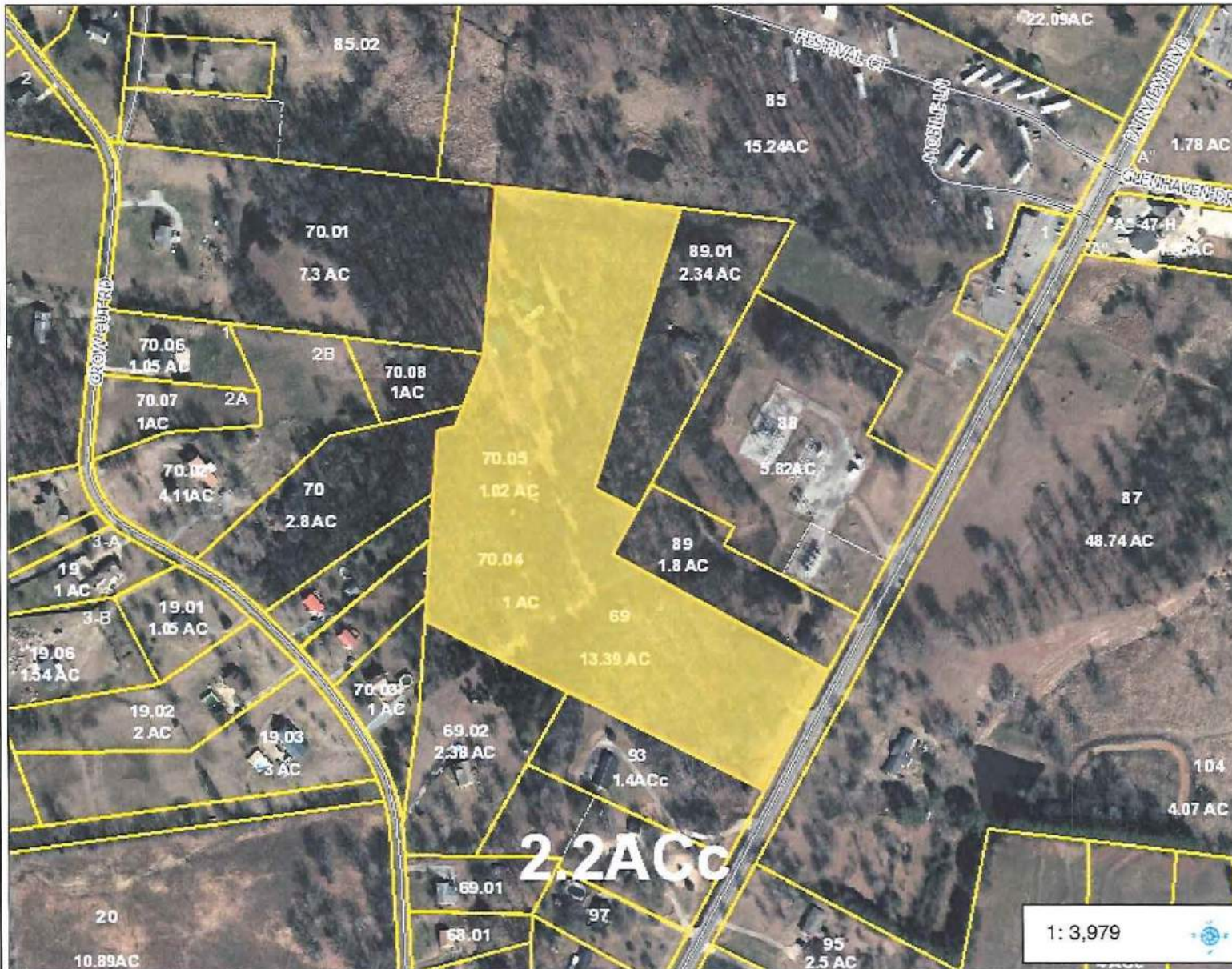


TABLE 2

LAND USE POLICY CLASSIFICATION – ZONING DISTRICT RELATIONSHIP

LAND USE POLICY CLASSIFICATIONS	ZONING CRITERIA	ZONING CLASSIFICATION(S)
AGRICULTURAL		
RE Rural Estate	Agriculture and 5-Acre Single-Family Residential	AR-15 and AR-5
RESIDENTIAL		
RL Residential - Low Density	1-5 Acre Single-Family Residential	AR-5A, RS-40, RSM-40, R-20
RM Residential - Medium Density	¼ and ½ Acre Single and Two-Family Residential	R-20 and RS-15, RS-40
RH Residential - High Density	Mixed Housing Types @ More Than 4 Units/Acre	RM-8, RM-12, R-MHP
COMMERCIAL		
CC Commercial Community/Neighborhood	Convenience Retail and Personal Services	CNS, OPS, CG
CH Commercial Highway	Travel Goods and Services & Large Scale Retail	CI
INDUSTRIAL		
BP Business Park/Light Industrial	General Office, Distribution & Limited Manufacturing	OPS, CMU, I-R
IG Industrial General	Heavy and/or High - Impact Industry	I-G, I-S
OTHER		
CG Civic/Governmental	Public Services and Facilities	All Districts
TC Town Center	Mixed Residential/Commercial	TCOD
	PUD	

Tools & Features Demonstration Site



Legend

- Parcels
- Parcel Numbers
- Parcel Acreage
- Subdivision Name
- Lot Numbers
- Group Corner Annotation
- Control Map
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- Corporate Limits
- BRENTWOOD
- FAIRVIEW
- FRANKLIN
- NOLENSVILLE
- SPRING HILL
- THOMPSONS STATION
- Parks
- Centerlines
- <all other values>
- INTERSTATE
- ACCESS
- LOCAL STREETS
- MAJOR ARTERIAL
- MAJOR COLLECTOR

Notes

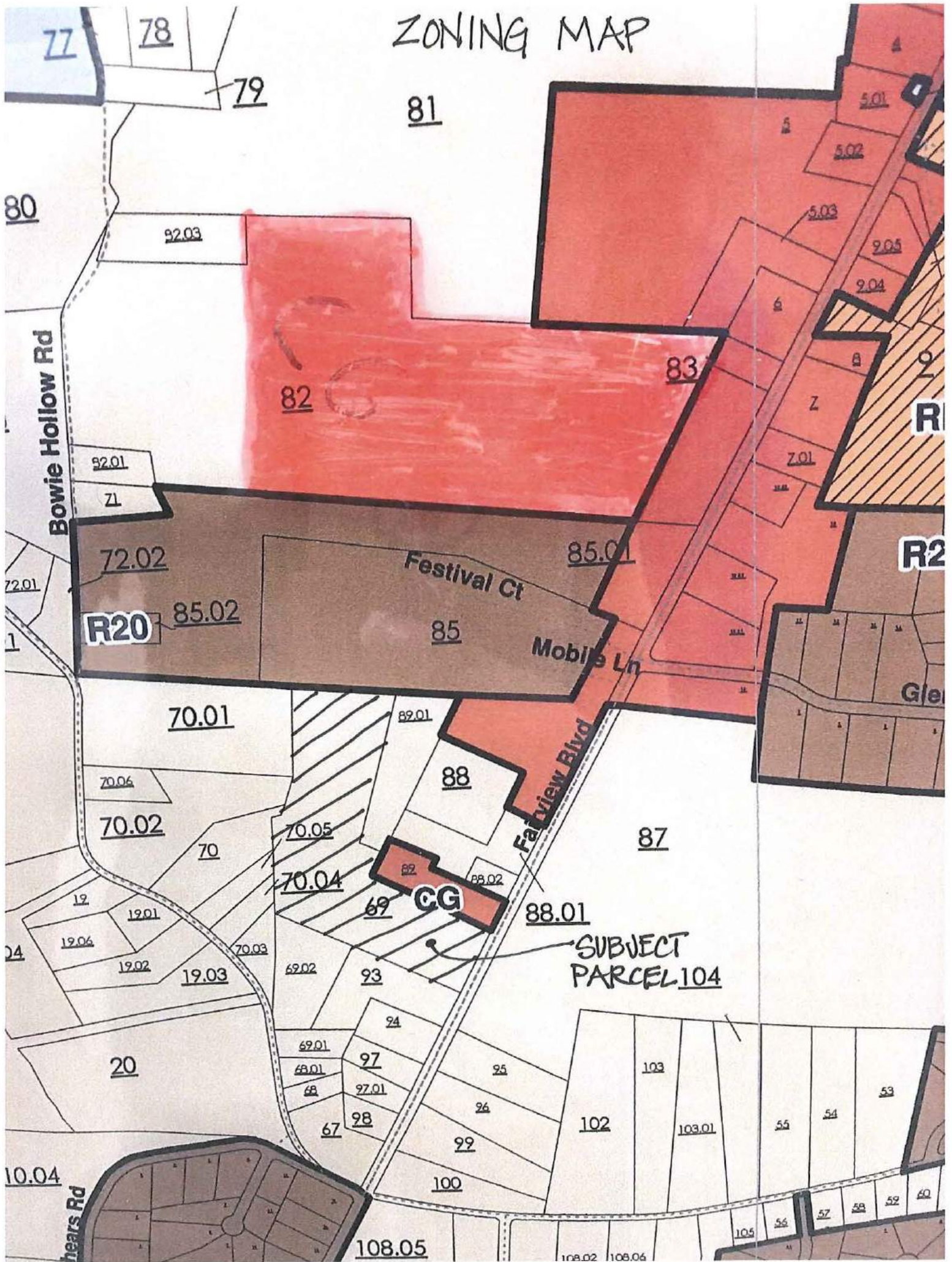
0.1 0 0.06 0.1 Miles

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ZONING MAP



8E

BILL # 2016 - 35

ORDINANCE NO. 949

AN ORDINANCE TO AMEND TITLE 7, CHAPTER 2 AND TITLE 12 OF THE CITY OF FAIRVIEW'S MUNICIPAL CODE. BY REPEALING ORDINANCE 784, ADOPTED MAY 3, 2012 AND REPLACING IT IN ITS ENTIRETY BY THE ABOVE STYLED ORDINANCE.

WHEREAS, the Board of Commissioners of the City of Fairview deems it necessary to clarify title 7, chapter 2 and title 12 of the municipal code by repealing Ordinance 772, adopted March 17, 2011 and replacing it in its entirety by the following:

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, THAT:

SECTION 1. We hereby repeal title 7, chapter 2 of the municipal code in its entirety and any ordinances amending title 7, chapter 2, and replace it with the following:

CHAPTER 2

FIRE CODE¹

SECTION

- 7-201. Fire code adopted.
- 7-202. Enforcement.
- 7-203. Modifications.
- 7-204. Definition of "municipality."
- 7-205. Storage of explosives, flammable liquids, etc.
- 7-206. Gasoline trucks.
- 7-207. Variances.
- 7-208. Violations and penalty.

7-201. Fire code adopted. Pursuant to authority granted by Tennessee Code Annotated, § § 6-54-501 through 6-54-506, and for the purpose of regulating exits, egress capacity, stairways, fire escapes, travel distance to egress, special locking arrangements in place of assembly

¹Municipal code reference
Building, utility and residential codes: title 12.

occupancies, in any building or structure. The International Fire Code,¹ 2012 edition, along with appendices A, B, C, D, F, H, I and all subsequent amendments or additions to said code as prepared and adopted by the International Code Council is hereby adopted and incorporated by reference as fully as if copied herein verbatim as a part of this code.

One (1) copy of the fire code shall be kept on file in the office of the city recorder for the use and inspection of the public.

7-202. Enforcement. The fire code herein adopted by reference shall be enforced by the chief of the fire department. He shall have the same powers as the state fire marshal.

7-203. Modifications. (1) Within the fire code when reference is made to the duties of certain officials named therein, that designated official of City of Fairview, Tennessee who has duties corresponding to those of the chief of the fire department or designated fire marshal shall be deemed to be the responsible official insofar as enforcing the provisions of the code are concerned.

(2) Section 903, "Automatic Sprinkler Systems," of the International Fire Code, 2012 edition, is adopted in its entirety with the following modifications to the following sections:

(a) Section 903.2.1.1 Group A-1 (1) The fire area exceeds 5,000 square feet.

(b) Section 903.2.1.3 Group A-3 (1) The fire area exceeds 5,000 square feet.

(c) Section 903.2.1.4 Group A-4 (1) The fire area exceeds 5,000 square feet.

(d) Section 903.2.3 Group E (1) Throughout all Group E fire areas greater than 5,000 square feet.

(e) Section 903.2.4 Group F (1) A Group F-1 fire area exceeds 5,000 square feet.

(f) Section 903.2.7 Group M (1) A Group M fire area exceeds 5,000 square feet.

(g) Section 903.2.8 Group R A Group R an automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area except for one-and two-family dwellings.

(h) Section 903.2.9 Group S-1 (1) A group S-1 fire area exceeds 5,000 square feet.

(i) Section 903.2.9.1 Repair Garages.

¹Copies of this code (and any amendments) may be purchased from the International Code Council, 500 New Jersey Avenue NW, 6th Floor, Washington, DC 20001

(i) Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 5,000 square feet.

(ii) Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 5,000 square feet.

(j) Section 903.2.10 Group S-2 enclosed parking garages.

(i) Where the fire area of the enclosed parking garage exceeds 5,000 square feet.

7-204. Definition of "municipality." Whenever the word "municipality" is used in the fire code herein adopted, it shall be held to mean the City of Fairview, Tennessee.

7-205. Storage of explosives, flammable liquids, etc. (1) The limits referred to in the fire code, in which storage of explosive materials is prohibited, are hereby declared to be the fire district as set out in § 7-101 of this code.

(2) The limits referred to in the fire code, in which storage of flammable or combustible liquids in outside above ground tanks is prohibited, are hereby declared to be the fire district as set out in § 7-101 of this code.

(3) The limits referred to in the fire code, in which new bulk plants for flammable or combustible liquids are prohibited, are hereby declared to be the fire district as set out in § 7-101 of this code.

(4) The limits referred to in the fire code, in which bulk storage of liquefied petroleum gas is restricted, are hereby declared to be the fire district as set out in § 7-101 of this code.

7-206. Gasoline trucks. No person shall operate or park any gasoline tank truck within the central business district or within any residential area at any time except for the purpose of and while actually engaged in the expeditious delivery of gasoline.

7-207. Variances. The chief of the fire department may recommend to the board of commissioners variances from the provisions of the fire prevention code upon application in writing by any property owner or lessee, or the duly authorized agent of either, 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, public safety secured, and substantial justice done. The particulars of such variances when granted or allowed shall be contained in a resolution of the board of commissioners.

7-208. Violations and penalties. It shall be unlawful for any person to violate or fail to comply with any provision of the fire code, along with Appendices A, B, C, D, F, H, and I as herein adopted. The violation of any

section of this chapter shall be punishable by a penalty of up to fifty dollars (\$50.00) for each offense. Each day a violation is allowed to continue shall constitute a separate offense.

SECTION 2. We hereby repeal title 12, chapters 1 through 11 of the municipal code in their entirety and any ordinances amending title 12 and replace it with the following chapters:

CHAPTER 1

BUILDING CODE¹

SECTION

- 12-101. Building code adopted.
- 12-102. Modifications.
- 12-103. License, tax and permit fees.
- 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, 2012 edition², is adopted by reference as fully as if a copied herein in its entirety and all subsequent amendments or additions to the said code, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and are hereinafter referred to as the building code.

One (1) copy of the building code shall be kept on file in the office of the city recorder for the use and inspection of the public.

¹Municipal 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.

²Copies of this code (and any amendments) may be purchased from the International Code Council, 500 New Jersey Avenue NW, 6th Floor, Washington, DC 20001.

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 mayor. 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.

(2) Section 903, "Automatic Sprinkler Systems," of the International Building Code, 2012 edition, is adopted in its entirety with the following modifications to the following sections:

(a) Section 903.2.1.1 Group A-1 (1) The fire area exceeds 5,000 square feet.

(b) Section 903.2.1.3 Group A-3 (1) The fire area exceeds 5,000 square feet.

(c) Section 903.2.1.4 Group A-4 (1) The fire area exceeds 5,000 square feet.

(d) Section 903.2.3 Group E (1) Throughout all Group E fire areas greater than 5,000 square feet.

(e) Section 903.2.4 Group F (1) A Group F-1 fire area exceeds 5,000 square feet.

(f) Section 903.2.7 Group M (1) A Group M fire area exceeds 5,000 square feet.

(g) Section 903.2.8 Group R A Group R an automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area except for one-and two-family dwellings.

(h) Section 903.2.9 Group S-1 (1) A group S-1 fire area exceeds 5,000 square feet.

(i) Section 903.2.9.1 Repair Garages.

(i) Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 5,000 square feet.

(ii) Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 5,000 square feet.

(j) Section 903.2.10 Group S-2 enclosed parking garages.

(i) Where the fire area of the enclosed parking garage exceeds 5,000 square feet.

12-103. License, tax and permit fees. Any licensed contractor applying for a building permit is required to pay a license tax annually in the amount of fifty dollars (\$50.00). No contractor or builder shall be licensed by the city unless he shall have first complied with Tennessee Code Annotated, title 62, chapter 6.

Building permit fees for new construction and/or remodeling will be collected by the building inspector and determination of the value of construction. Said fees are to be paid prior to issuance of any permit. The contractor/builder may submit actual costs or bids to substantiate a lower cost for the particular project, which may be accepted by the building inspector for determining valuation. The fees shall be as follows:

(1) Where the valuation does not exceed \$500.00, no fee shall be required unless an inspection is necessary, in which case there shall be a \$30.00 minimum fee.

(2) For a valuation over \$500.00 up to and including \$15,000.00 the fee shall be \$30.00 for the first \$500.00 plus \$6.00 per each additional \$1,000.00 or fraction thereof.

(3) For a valuation over \$15,000.00 up to and including \$50,000.00, the fee shall be \$120.00 for the first \$15,000.00 plus \$5.00 for each additional thousand or fraction thereof.

(4) For a valuation over \$50,000.00 up to and including \$100,000.00, the fee shall be \$295.00 for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof.

(5) For a valuation over \$100,000.00 up to and including \$500,000.00 the fee shall be \$495.00 for the first \$100,000.00 plus \$3.00 for each additional thousand or fraction thereof.

(6) For a valuation over \$500,000.00 the fee shall be \$1,695.00 for the first 500,000.00 plus \$1.00 for each additional thousand or fraction thereof, or the cost of an appropriate consulting engineer plus 25 percent.

(7) For any special or temporary building permits required by this section the fee shall be as follows:

Basement	\$10.00 per square foot
Garage	\$15.00 per square foot
Storage Building	\$ 8.00 per square foot
Barns	\$ 8.00 per square foot
Additions	\$25.00 per square foot
Decks	\$ 8.00 per square foot
Carports	\$10.00 per square foot

(8) For any temporary permits required by this section the fee shall be \$100.00, with the exception of those organizations that are qualified as tax exempt charitable corporations under the Internal Revenue Code of the United States of America. For those charitable organizations the temporary permit fee shall be \$25.00.

(9) For any reinspection, the fee shall be \$15.00.

(10) Electrical permit fee. For each electrical permit issuance, the fee shall be \$5.00.

(11) Mechanical permit fees. The schedule of mechanical permit fees shall be as follows:

For issuing permit	\$10.00
Fee for inspecting heating, ventilating, ductwork, air conditioning and refrigeration systems shall be for the first \$1,000.00 or fraction thereof, of valuation of the installation plus	\$10.00
for each \$1,000.00 or fraction thereof.	\$ 2.00
Fee for inspecting repairs, alterations and additions	
To existing system shall be	\$ 5.00
Plus	\$ 2.00
For each \$1,000.00 or fraction thereof.	
In all buildings, except one and two family dwellings, where self-contained air conditioning units of less than two tons are to be installed, the fee charged shall be that for the total cost of all units combined.	

Reinspection fee is an additional \$15.00

(12) Plumbing permit fees. The schedule of plumbing permit fees shall be as follows:

For issuing permit	\$10.00
For each plumbing fixture	\$ 2.50
For each house sewer	\$ 5.00
For each house sewer having to be replaced	\$ 5.00
For each septic tank	\$5.00
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 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
Reinspection fee is an additional	\$15.00

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 of up to fifty dollars (\$50.00) for each offense. Each day a violation is allowed to continue shall constitute a separate offense.

CHAPTER 2

PLUMBING CODE¹

SECTION

12-201. Plumbing code adopted.

12-202. Modifications.

12-203. Violations and penalty.

12-201. Plumbing code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, 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 International Plumbing Code,² 2012 edition, and all subsequent amendments or additions to the said code, as prepared and adopted by the International Code Council are hereby adopted and incorporated by reference as a part of this code as fully as if copied herein verbatim, and is hereinafter referred to as the plumbing code.

One (1) copy of the plumbing code shall be kept on file in the office of the city recorder for the use and inspection of the public.

12-202. Modifications. Definitions. Wherever the plumbing code refers to the "Chief Appointing Authority," it shall be deemed to be a reference to the board of commissioners.

Wherever "Code Official," is named or referred to, it shall mean the person appointed or designated by the city manager to administer and enforce the provisions of the plumbing code. Section 107 of the plumbing code is hereby deleted.

Within the plumbing code when reference is made to the duties of certain officials named therein, that designated official of City of Fairview, Tennessee who has duties corresponding to those of the named official shall be deemed to be the responsible official insofar as enforcing the provisions of the code are concerned

¹Municipal code references

Cross connections: title 18.

Street excavations: title 16.

Wastewater treatment: title 18.

Water and sewer system administration: title 18.

²Copies of this code (and any amendments) may be purchased from the International Code Council, 500 New Jersey Avenue NW, 6th Floor, Washington, DC 20001.

12-203. Violations and penalty. 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. The violation of any section of this chapter shall be punishable by a penalty of up to fifty dollars (\$50.00) for each offense. Each day a violation is allowed to continue shall constitute a separate offense.

CHAPTER 3

GAS CODE¹

SECTION

- 12-301. Title and definitions.
- 12-302. Purpose and scope.
- 12-303. Use of existing piping and appliances.
- 12-304. Bond and license.
- 12-305. Gas inspector and assistants.
- 12-306. Powers and duties of inspector.
- 12-307. Permits.
- 12-308. Inspections.
- 12-309. Certificates.
- 12-310. Fees.
- 12-311. Nonliability.
- 12-312. Violations and penalty.

12-301. Title and definitions. This chapter and the code herein adopted by reference shall be known as the gas code of the city. The following definitions are provided for the purpose of interpretation and administration of the gas code.

(1) "Certain appliances" means conversion burners, floor furnaces, central heating plants, vented wall furnaces, water heaters, and boilers.

(2) "**Error! Bookmark not defined.**Certificate of approval" means a document or tag issued and/or attached by the inspector to the inspected material, piping, or appliance installation, filled out, together with date, address of the premises, and signed by the inspector.

(3) "Gas company" means any person distributing gas within the corporate limits or authorized and proposing to so engage.

(4) "Inspector" means the person appointed as inspector, and shall include each assistant inspector, if any, from time to time acting as such under this chapter by appointment of the city manager.

(5) "Person" means any individual, partnership, firm, corporation, or any other organized group of individuals.

12-302. Purpose and scope. The purpose of the gas code is to provide minimum standards, provisions, and requirements for safe installation of consumer's gas piping and gas appliances. All gas piping and gas appliances installed, replaced, maintained, or repaired within the corporate limits shall conform to the requirements of this chapter and to the

¹Municipal code reference

Gas system administration: title 19, chapter 2.

International Fuel and Gas Code,¹ 2009 edition, and all subsequent amendments and additions to said code, which are hereby adopted by and incorporated by reference and made a part of this chapter as if fully set forth herein. One (1) copy of the gas code shall be kept on file in the office of the city recorder for the use and inspection of the public.

12-303. Modifications. Within the gas code when reference is made to the duties of certain officials named therein, that designated official of City of Fairview, Tennessee who has duties corresponding to those of the named official shall be deemed to be the responsible official insofar as enforcing the provisions of the code are concerned. (Ord. #366, Nov. 1994)

12-304. Use of existing piping and appliances. Notwithstanding any provision in the gas code to the contrary, consumer's piping installed prior to the adoption of the gas code or piping installed to supply other than natural gas may be converted to natural gas if the inspector finds, upon inspection and proper tests, that such piping will render reasonably satisfactory gas service to the consumer and will not in any way endanger life or property; otherwise, such piping shall be altered or replaced, in whole or in part, to conform with the requirements of the gas code.

12-305. Bond and license. (1) No person shall engage in or work at the installation, extension, or alteration of consumer's gas piping or certain gas appliances, until such person shall have secured a license as hereinafter provided, and shall have executed and delivered to the city manager a good and sufficient bond in the penal sum of \$10,000, with corporate surety, conditioned for the faithful performance of all such work, entered upon or contracted for, in strict accordance and compliance with the provisions of the gas code. The bond herein required shall expire on the first day of January next following its approval by the city recorder, and thereafter on the first day of January of each year a new bond, in form and substance as herein required, shall be given by such person to cover all such work as shall be done during such year.

(2) Upon approval of said bond, the person desiring to do such work shall secure from the **Error! Bookmark not defined.**city recorder a nontransferable license which shall run until the first day of January next succeeding its issuance, unless sooner revoked. The person obtaining a license shall pay any applicable license fees to the **Error! Bookmark not defined.**city recorder.

(3) Nothing herein contained shall be construed as prohibiting an individual from installing or repairing his own appliances or installing, extending, replacing, altering, or repairing consumer's piping on his own

¹Copies of this code (and any amendments) may be purchased from the International Code Council, 500 New Jersey Avenue NW, 6th Floor, Washington, DC 20001

premises, or as requiring a license or a bond from an individual doing such work on his own premises; provided, however, all such work must be done in conformity with all other provisions of the gas code, including those relating to permits, inspections, and fees.

12-306. Gas inspector and assistants. To provide for the administration and enforcement of the gas code, the office of gas inspector is hereby created. The inspector, and such assistants as may be necessary in the proper performance of the duties of the office, shall be appointed or designated by the board of commissioners.

12-307. Powers and duties of inspector. (1) The inspector is authorized and directed to enforce all of the provisions of the gas code. Upon presentation of proper credentials, he may enter any building or premises at reasonable times for the purpose of making inspections or preventing violations of the gas code.

(2) The inspector is authorized to disconnect any gas piping or fixture or appliance for which a certificate of approval is required but has not been issued with respect to same, or which, upon inspection, shall be found defective or in such condition as to endanger life or property. In all cases where such a disconnection is made, a notice shall be attached to the piping, fixture, or appliance disconnected by the inspector, which notice shall state that the same has been disconnected by the inspector, together with the reason or reasons therefor, and it shall be unlawful for any person to remove said notice or reconnect said gas piping or fixture or appliance without authorization by the inspector and such gas piping or fixture or appliance shall not be put in service or used until the inspector has attached his certificate of approval in lieu of his prior disconnection notice.

(3) It shall be the duty of the inspector to confer from time to time with representatives of the local health department, the local fire department, and the gas company, and otherwise obtain from proper sources all helpful information and advice, presenting same to the appropriate officials from time to time for their consideration.

12-308. Permits. (1) No person shall install a gas conversion burner, floor furnace, central heating plant, vented wall furnace, water heater, boiler, consumer's gas piping, or convert existing piping to utilize natural gas without first obtaining a permit to do such work from the city manager; however, permits will not be required for setting or connecting other gas appliances, or for the repair of leaks in house piping.

(2) When only temporary use of gas is desired, the recorder may issue a permit for such use, for a period of not to exceed sixty (60) days, provided the consumer's gas piping to be used is given a test equal to that required for a final piping inspection.

(3) Except when work in a public street or other public way is involved the gas company shall not be required to obtain permits to set

meters, or to extend, relocate, remove, or repair its service lines, mains, or other facilities, or for work having to do with its own gas system.

12-309. Inspections. (1) A rough piping inspection shall be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been attached thereto.

(2) A final piping inspection shall be made after all piping authorized by the permit has been installed and after all portions thereof which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been attached thereto. This inspection shall include a pressure test, at which time the piping shall stand an air pressure equal to not less than the pressure of a column of mercury six (6) inches in height, and the piping shall hold this air pressure for a period of at least ten (10) minutes without any perceptible drop. A mercury column gauge shall be used for the test. All tools, apparatus, labor, and assistance necessary for the test shall be furnished by the installer of such piping.

12-310. Certificates. The inspector shall issue a certificate of approval at the completion of the work for which a permit for consumer piping has been issued if after inspection it is found that such work complies with the provisions of the gas code. A duplicate of each certificate issued covering consumer's gas piping shall be delivered to the gas company and used as its authority to render gas service.

12-312. Nonliability. This chapter shall not be construed as imposing upon the municipality any liability or responsibility for damages to any person injured by any defect in any gas piping or appliance mentioned herein, or by installation thereof, nor shall the municipality, or any official or employee thereof, be held as assuming any such liability or responsibility by reason of the inspection authorized hereunder or the certificate of approval issued by the inspector.

12-311. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the gas code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty of up to fifty dollars (\$50.00) for each offense, or the license of such person may be revoked, or both fine and revocation of license may be imposed. Each day a violation is allowed to continue shall constitute a separate offense.

CHAPTER 4

RESIDENTIAL CODE

SECTION

12-401. Residential code adopted.

12-402. Modifications.

12-403. Violations and penalty.

12-401. Residential code adopted. Pursuant to authority granted by Tennessee Code Annotated §§ 6-54-501 through 6-54-506, and for the purpose of providing building, plumbing, mechanical and electrical provisions, the International Residential Code,¹ 2012 edition, with appendix G, exclusive of section R313.2, is adopted by reference as fully as if a copied herein in its entirety and all subsequent amendments or additions to the said code, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and are hereinafter referred to as the residential code.

One (1) copy of the residential code shall be kept on file in the office of the city recorder for the use and inspection of the public.

12-402. Modifications. Wherever the residential code refers to the "Building Official," it shall mean the person appointed or designated by the mayor to administer and enforce the provisions of the residential code. Wherever the "Chief Appointing Authority" is referred to it shall mean the mayor.

12-403. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the residential code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty of up to fifty dollars (\$50.00) for each offense. Each day a violation is allowed to continue shall constitute a separate offense.

¹Copies of this code (and any amendments) may be purchased from the International Code Council, 500 New Jersey Avenue NW, 6th Floor, Washington, DC 20001.

CHAPTER 5

ENERGY CONSERVATION CODE¹

SECTION

12-501. Energy conservation code adopted.

12-502. Modifications.

12-503. Violations and penalty.

12-501. Energy conservation 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 International Energy Conservation Code,² 2006 edition, and all subsequent amendments or additions to said code as prepared and adopted by International Code Council, are hereby adopted and incorporated by reference as a part of this code as fully as if herein copied verbatim hereinafter referred to as the energy code.

One (1) copy of the energy code shall be kept on file in the office of the city recorder for the use and inspection of the public.

12-502. Modifications. When the "Error! Bookmark not defined.Code Official" is named it shall, for the purposes of the energy code, mean such person as the city manager shall have appointed or designated to administer and enforce the provisions of the energy code.

Within the model energy code when reference is made to the duties of certain officials named therein, that designated official of City of Fairview, Tennessee who has duties corresponding to those of the named official shall be deemed to be the responsible official insofar as enforcing the provisions of the code are concerned.

¹Municipal 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.

²Copies of this code (and any amendments) may be purchased from the International Code Council, 500 New Jersey Avenue NW, 6th Floor, Washington, DC 20001

12-503. Violations and penalty It shall be unlawful 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 of up to fifty dollars (\$50.00) for each offense. Each day a violation is allowed to continue shall constitute a separate offense.

CHAPTER 6

PROPERTY MAINTENANCE CODE

SECTION

12-601. Property maintenance code adopted.

12-602. Modifications.

12-603. Violations and penalty.

12-601. Property maintenance code adopted. Pursuant to authority granted by Tennessee Code Annotated, § § 6-54-501 through 6-54-506, and for the purpose of securing the public safety, health, and general welfare through structural strength, stability, sanitation, adequate light, and ventilation in dwellings, apartment houses, rooming houses, and buildings, structures, or premises used as such, the International Property Maintenance Code,¹ 2012 edition, and all subsequent amendments or additions to said code as prepared and adopted by the International Code Council, are hereby adopted and incorporated by reference as fully as if copied herein verbatim as a part of this code and is hereinafter referred to as the property maintenance code.

One (1) copy of the 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.

12-602. Modifications (1) Definitions. Wherever the property maintenance code refers to the "Codes Official" it shall mean the person appointed or designated by the city manager to administer and enforce the provisions of the property maintenance code. Wherever the "Department of Law" is referred to it shall mean the city attorney. Wherever the "Chief Appointing Authority" is referred to it shall mean the board of commissioners.

Within the housing code when reference is made to the duties of certain officials named therein, that designated official of City of Fairview, Tennessee who has duties corresponding to those of the named official shall be deemed to be the responsible official insofar as enforcing the provisions of the code are concerned.

12-603. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the property maintenance

¹Copies of this code (and any amendments) may be purchased from the International Code Council, 500 New Jersey Avenue NW, 6th Floor, Washington, DC 20001.

code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty of up to fifty dollars (\$50.00) for each offense. Each day a violation is allowed to continue shall constitute a separate offense.

CHAPTER 7

MECHANICAL CODE¹

SECTION

12-701. Mechanical code adopted.

12-702. Modifications.

12-703. Violations and penalty.

12-701. Mechanical code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating the installation of mechanical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and/or appurtenances thereto, including ventilating, heating, cooling, air conditioning, and refrigeration systems, incinerators, and other energy-related systems, the International Mechanical Code,² 2012 edition, and all subsequent amendments or additions to said code as prepared and adopted by the International Code Council are hereby adopted and incorporated by reference as fully as if copied herein verbatim as a part of this code.

One (1) copy of the mechanical code shall be kept on file in the office of the city recorder for the use and inspection of the public.

12-702. Modifications. Wherever the mechanical code refers to the "Code Official," it shall mean the person appointed or designated by the mayor to administer and enforce the provisions of the mechanical code.

12-703. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the mechanical code as herein adopted. The violation of any section of this chapter shall be punishable by a penalty of up to fifty dollars (\$50.00) for each offense. Each day a violation is allowed to continue shall constitute a separate offense.

¹Municipal code references

Street excavations: title 16.

Wastewater treatment: title 18.

Water and sewer system administration: title 18.

²Copies of this code (and any amendments) may be purchased from the International Code Council, 500 New Jersey Avenue NW, 6th Floor, Washington, DC 20001.

CHAPTER 8

ACCESSIBILITY CODE¹

SECTION

12-801. Adoption.

12-802. Violation.

12-801. Adoption. Pursuant to authority granted by Tennessee Code Annotated, § 68-120-201, and for the purpose of requiring that any public building which is constructed, enlarged, or substantially altered or repaired shall be designed and constructed to make such building accessible to and useable by physically handicapped persons. The North Carolina Accessibility Code, Volume 1-C, 1996 edition with the 2002 and 2004 revisions, is hereby adopted and incorporated by reference as fully as if copied herein verbatim as a part of this Fairview Municipal Code, and is hereinafter referred to as the accessibility code.

One (1) copy of the accessibility code shall be kept on file in the office of the city recorder for the use and inspection of the public.

12-802. Violation. Any person who shall be adjudged to have violated any section of the accessibility code shall be guilty of a misdemeanor and shall upon conviction be liable to a fine, not to exceed fifty (\$50.00) dollars. Each day that a violation continues shall constitute a separate offense.

¹Municipal 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.

CHAPTER 9

RAPID ACCESS KEY (KNOX BOXES) CODE

SECTION

- 12-901. RAPID ACCESS KEY (KNOX BOXES) ADOPTED.
- 12-902. MANDATORY KEY BOXES (KNOX BOXES) FOR FIRE SUPPRESSION AND STANDPIPE SYSTEMS.
- 12-903. MANDATORY KEY BOXES (KNOX BOXES) FOR AUTOMATIC ALARM SYSTEMS.
- 12-904. MANDATORY KEY BOXES (KNOX BOXES) FOR AUTOMATIC ALARM SYSTEMS, TAMPER SWITCH.
- 12-905. MANDATORY KEY BOXES (KNOX BOXES) FOR AUTOMATIC ALARM SYSTEMS, TAMPER SWITCH, FENCES AND GATES.
- 12-906. MONITORED ALARM SYSTEMS.
- 12-907. SECURITY CAPS.
- 12-908. NON-APPLICABILITY TO CERTAIN DWELLINGS
- 12-909. RAPID RESPONSE KEY BOXES (KNOX BOX).
- 12-910. TIME FOR COMPLIANCE.
- 12-911 GENERAL PENALTY; VIOLATIONS.

12-901. RAPID ACCESS KEY (KNOX BOXES) CODE ADOPTED.
PURSUANT TO AUTHORITY GRANTED BY TENNESSEE COD ANNOTATED, §§ 6-54-501 THROUGH 6-54-506, AND FOR THE PURPOSE OF SECURING THE PUBLIC SAFETY, HEALTH, AND GENERAL WELFARE THE FOLLOWING SECTIONS ARE HEREBY ADOPTED AND PLACED INTO AND MADE A PART OF THIS CODE WHICH IS HEREINAFTER REFERRED TO AS THE RAPID ACCESS KEY (KNOX BOXES) CODE.

12-902. MANDATORY KEY BOXES (KNOX BOXES) FOR FIRE SUPPRESSION AND STANDPIPE SYSTEMS.

1. WHEN A BUILDING WITHIN THE CITY OF FAIRVIEW, TENNESSEE IS PROTECTED BY AN AUTOMATIC FIRE SUPPRESSION OR STANDPIPE SYSTEM IT SHALL BE EQUIPPED WITH A KEY BOX (KNOX BOX). THE KEY BOX (KNOX BOX) SHALL BE AT A LOCATION APPROVED BY THE CITY OF FAIRVIEW, TENNESSEE FIRE OFFICIAL. THE KEY BOX (KNOX BOX) SHALL BE A UL TYPE AND SIZE APPROVED BY THE FIRE OFFICIAL. THE COST OF PURCHASING AND INSTALLING, ALONG WITH ANY ALONG WITH ANY COST ASSOCIATED WITH IMPLEMENTATION OF THE PROGRAM AT A SPECIFIC PROPERTY, WILL BE BORN BY THE PROPERTY OWNER.

12-903. MANDATORY KEY BOXES (KNOX BOXES) FOR AUTOMATIC ALARM SYSTEMS.

2. WHEN A BUILDING IS PROTECTED BY AN AUTOMATIC ALARM SYSTEM AND/OR ACCESS TO OR WITHIN A BUILDING, OR AN AREA WITHIN THAT BUILDING, IS UNDULY DIFFICULT BECAUSE OF SECURED OPENINGS, AND WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE SAVING OR FIREFIGHTING PURPOSES, THE CITY OF FAIRVIEW, TENNESSEE FIRE THE OFFICIAL MAY REQUIRE A KEY BOX (KNOX BOX) TO BE INSTALLED AT A LOCATION APPROVED BY THE CITY OF FAIRVIEW, TENNESSEE FIRE OFFICIAL. THE KEY BOX (KNOX BOX) SHALL BE A UL TYPE AND SIZE APPROVED BY THE FIRE OFFICIAL. THE COST OF PURCHASING AND INSTALLING, ALONG WITH ANY COST ASSOCIATED WITH IMPLEMENTATION OF THE PROGRAM AT A SPECIFIC PROPERTY, WILL BE BORN BY THE PROPERTY OWNER.

12-904. MANDATORY KEY BOXES (KNOX BOX) FOR AUTOMATIC ALARM SYSTEMS, TAMPER SWITCH.

3. THE FIRE OFFICIAL MAY REQUIRE A KEY BOX (KNOX BOX) TAMPER SWITCH CONNECTED TO THE BUILDING'S FIRE ALARM SYSTEM. THE COST OF PURCHASING AND INSTALLING, ALONG WITH ANY COST ASSOCIATED WITH THE IMPLEMENTATION OF THE PROGRAM AT A SPECIFIC PROPERTY, WILL BE BORN BY THE PROPERTY OWNER.

12-905. MANDATORY KEY BOXES (KNOX BOX) FOR AUTOMATIC ALARM SYSTEMS, FENCES AND GATES.

4. WHEN A PROPERTY IS PROTECTED BY A LOCKED FENCE OR GATE AND WHERE IMMEDIATE ACCESS TO THE PROPERTY IS NECESSARY FOR LIFE SAVING OR FIREFIGHTING PURPOSES, THE FIRE OFFICIAL MAY REQUIRE A SECURITY PADLOCK TO BE INSTALLED AT A LOCATION APPROVED BY THE CITY OF FAIRVIEW, TENNESSEE FIRE OFFICIAL. THE PADLOCK SHALL BE UL TYPE AND SIZE APPROVED BY THE FIRE OFFICIAL. THE COST OF PURCHASING AND INSTALLING, ALONG WITH ANY COST ASSOCIATED WITH IMPLEMENTATION OF THE PROGRAM AT A SPECIFIC PROPERTY, WILL BE BORN BY THE PROPERTY OWNER.

12-906. MONITERED ALARM SYSTEMS.

5. ALL COMMERCIAL BUILDINGS CONSTRUCTED AFTER THE EFFECTIVE DATE OF THIS CHAPTER OF THE CITY OF FAIRVIEW, TENNESSEE MUNICIPAL CODE SHALL INSTALL A MONITERED ALARM SYSTEM. THE COST OF PURCHASING AND INSTALLING ALONG WITH ANY COST ASSOCIATED WITH IMPLEMENTATION OF THE PROGRAM AT A SPECIFIC PROPERTY, WILL BE BORN BY THE PROPERTY OWNER.

12-907. SECURITY CAPS.

6. WHEN A BUILDING IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM OR STANDPIPE SYSTEM AND THE FIRE DEPARTMENT CONNECTION IS EXPOSED TO UNDUE VANDALISM THE FIRE OFFICIAL MAY REQUIRE THAT A FIRE DEPARTMENT CONNECTION SECURITY CAP(S) BE INSTALLED. THE FIRE DEPARTMENT CONNECTION SECURITY CAP(S) SHALL BE A TYPE APPROVED BY THE FIRE OFFICIAL. THE COST OF PURCHASING AND INSTALLING, ALONG WITH ANY COST ASSOCIATED WITH IMPLEMENTATION OF THE PROGRAM AT A SPECIFIC PROPERTY, WILL BE BORN BY THE PROPERTY OWNER.

12-908. NON-APPLICABILITY TO CERTAIN DWELLINGS.

7. THE TERM "BUILDING" USED HEREIN MEANS ANY BUILDING OR STRUCTURE LOCATED IN THE CITY OF FAIRVIEW, TENNESSEE, WHETHER PRIVATELY OR PUBLICLY OWNED, INCLUDING, WITHOUT LIMITATION, ANY BUILDING OWNED BY THE CITY OF FAIRVIEW, TENNESSEE, OR ANY OTHER PUBLIC, QUASI-PUBLIC, OR PRIVATE ENTITY OR PERSON PROVIDED HOWEVER THAT THIS CHAPTER SHALL NOT APPLY TO OWNER OCCUPIED ONE AND TWO FAMILY DWELLINGS.

12-909. RAPID RESPONSE KEY BOXES (KNOX BOX).

8. THE RAPID KEY BOXES (KNOX BOX) SHALL CONTAIN THE FOLLOWING:

9. KEYS TO LOCKED POINTS OF EGRESS, WHETHER IN INTERIOR OR EXTERIOR OF SUCH BUILDINGS;

10. KEYS TO THE LOCKED MECHANICAL ROOMS ;

11. KEYS TO THE LOCKED ELEVATOR ROOMS;

12. KEYS TO THE ELEVATOR CONTROLS;

13. KEYS TO AN FENCE OR SECURED AREAS;

14. KEYS TO ANY OTHER AREAS THAT MAY BE REQUIRED BY THE FIRE OFFICIAL

15. A ARE CONTAINING THE EMERGENCY CONTACT PEOPLE AND PHONE NUMBERS FOR SUCH BUILDING;

16. IN ADDITION, FLOOR PLAN OF THE ROOMS WITHIN THE BUILDING MAY BE REQUIRED BY THE FIRE OFFICIAL.

12-910. TIME FOR COMPLIANCE.

17. ALL EXISTING BUILDINGS SHALL COMPLY WITH THIS ORDINANCE ONE (1) YEAR FROM ITS EFFECTIVE DATE. ALL NEWLY CONSTRUCTED BUILDINGS, NOT YET OCCUPIED OR BUILDINGS CURRENTLY UNDER CONSTRUCTION AND ALL BUILDINGS OR BUSINESSES APPLYING FOR A CERTIFICATE OF OCCUPANCY, SHALL COMPLY IMMEDIATELY.

18. GENERAL PROVISIONS. THE FOLLOWING STRUCTURES SHALL BE EQUIPPED WITH A KEY LOCK BOX AT OR NEAR THE MAIN ENTRANCE OR OTHER LOCATION AS REQUIRED BY THE FIRE CHIEF:

19. COMMERCIAL, RETAIL OR INDUSTRIAL STRUCTURES PROTECTED BY AN AUTOMATIC ALARM SYSTEM OR AUTOMATIC SUPPRESSION SYSTEM;

20. MULTIFAMILY RESIDENTIAL STRUCTURES THAT HAVE RESTRICTED ACCESS THROUGH LOCKED DOORS AND HAVE A COMMON CORRIDOR FOR ACCESS TO THE LIVING UNITS; AND

21. GOVERNMENTAL STRUCTURES AND NURSING CARE FACILITIES.

12-911. GENERAL PENALTY; VIOLATIONS.

22. ANY AND ALL VIOLATIONS OF THIS SECTION OF THE CITY OF FAIRVIEW, TENNESSEE MUNICIPAL CODE SHALL BE A CIVIL OFFENSE PUNISHABLE BY A CIVIL PENALTY/FINE OF NOT MORE THAN FIFTY (\$50.00) DOLLARS AND COSTS FOR EACH SEPARATE VIOLATION. EACH DAY ANY VIOLATION OF THIS SECTION OF THE CITY OF FAIRVIEW, TENNESSEE MUNICIPAL CODES CONTINUES SHALL CONSTITUTE A SEPARATE CIVIL OFFENSE.

CHAPTER 9

Added to Code by Ordinance 949, Dated January 5, 2017

CHAPTER 10

(DELETED)

CHAPTER 11

(DELETED)

THEREFORE BE IT ORDAINED, by the Fairview Board of Commissioners that the Fairview Municipal Code, be amended to include this Ordinance as amended.

BE IT FURTHER ORDAINED, If any sentence, clause, phrase or paragraph of this Ordinance is declared to be unconstitutional by any Court of competent jurisdiction, such holding will not affect any other portion of this Ordinance.

BE IT FINALLY ORDAINED, that this Ordinance shall take effect fifteen days (15) days after its first passage or upon second reading, whichever is later, the public welfare requiring it.

MAYOR

CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

Passed First Reading _____

Passed Second Reading _____

Public Hearing Held _____

CITY OF FAIRVIEW, TENNESSEE



RESOLUTION NO. 18-16

A RESOLUTION TO ESTABLISH STAFF COMMITTEES IN THE AREAS OF PUBLIC SAFETY, PUBLIC WORKS, PLANNING AND ADMINISTRATION.

WHEREAS, The City of Fairview, Tennessee wishes to establish staff committees in the areas of public safety, public works, planning and administration to assist with providing guidance and direction to the Board of Commissioners as they make decisions regarding finances, staffing, purchasing and capital projects as well as providing more in-depth departmental status reporting.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE.

1. That staff committees shall be established in the areas of public safety, public works, planning and administration
2. Each committee will meet once per month during business hours on a set standing schedule.
3. One commissioner will be assigned, by the Board of Commissioners vote, to each of the four staff committees.
4. The commissioner assigned to the specific committee will report back to the Board of Commissioners each month. They will also be the commissioner who brings agenda items to the Board of Commissioners specific to the functions of their committee.
5. The Mayor may also attend the committee meetings.
6. Two committees will report at each Board of Commissioners meeting and the reporting schedule will be determined after the Board of Commissioner members are voted on.
7. Staff committees will be composed of the following members:
 - a. Public Safety: Commissioner, City Manager, City Attorney, Police Chief, Fire Chief. This committee will cover the areas of Police and Fire.
 - b. Public Works: Commissioner, City Manager, City Attorney, Parks Director, City Planner. This

committee will cover parks, streets, city infrastructure and services.

- c. Planning: Commissioner, City Manager, City Attorney, City Planner, Codes Director. This committee will cover city planning and the functions of the planning commission.
- d. Administrative: Commissioner, City Manager, City Attorney, City Recorder, Finance Director. This committee will cover administration, personnel, finance and general operations.

Adopted this the _____ day of _____, 2017.

MAYOR

ATTEST:

CITY RECORDER

APPROVED AS TO FORM

**LARRY D. CANTRELL
CITY ATTORNEY
FAIRVIEW, TENNESSEE**

10B

Bill # 2016-36

ORDINANCE NO. 950

AN ORDINANCE TO AMEND CITY OF FAIRVIEW, TENNESSEE, MUNICIPAL CODE, TITLE 13, "PROPERTY MAINTENANCE REGS.," CHAPTER 4, "TREE PLANTING AND PROTECTION" SECTION 13-403 "ESTABLISHMENT OF A TREE COMMISSION."

Be it Ordained by the City of Fairview, Tennessee as follows:

WHEREAS, the Board of Commissioners of the City of Fairview, Tennessee, have determined that the Municipal Code of the City of Fairview, Tennessee should be revised and that the best interest and welfare of all the citizens of the City of Fairview, Tennessee, will be served by amending the Fairview, Tennessee, Municipal Code, Title 13, Chapter 4, Section 13-403 as follows:

Therefore, Be it Ordained by the City of Fairview, Tennessee as follows:

Fairview, Tennessee Municipal Code, Title 13, "Property Maintenance Regs.," Chapter 4, "Tree Planting and Protection" Section 13 – 403 (1) (a) Establishment of a tree commission" As it currently reads is as follows:

13-403 **Establishment of a tree commission.** There shall be a commission to be known and designated as the "tree commission."

(1) The tree commission shall be composed of seven (7) voting members, all citizens of the city. All members should have experience or knowledge of trees or gardening.

(a) Four (4) members shall be appointed by the mayor, with approval of the board of commissioners. The mayor, vice mayor, and chairman of the planning commission shall serve as the other three (3) members.

Therefore, Be it Ordained by the City of Fairview, Tennessee Board of Commissioners that the Fairview Municipal Code, Title 13, "Property Maintenance Regs.," Chapter 4, "Tree Planting and Protection" Section 13 – 403 (1) (a) Establishment of a tree commission" be amended to include this Ordinance as amended to read as follows:

13-403 **Establishment of a tree commission.** There shall be a commission to be known and designated as the "tree commission."

(1) The tree commission shall be composed of seven (7) voting members, all citizens of the city. All members should have experience or knowledge of trees or gardening.

(b) Four (4) members shall be selected by the mayor, and confirmed by the vote of the board of commissioners. The mayor and one member of the Board of Commissioners (selected by the vote of the Board of

Commissioners) and the chairman of the planning commission shall serve as the other three (3) members.

The remaining sections of this Chapter remain unchanged.

BE IT FURTHER ORDAINED, If any sentence, clause, phrase or paragraph of this Ordinance is declared to be unconstitutional by any Court of competent jurisdiction, such holding will not affect any other portion of this Ordinance.

BE IT FINALLY ORDAINED, that this Ordinance shall take effect fifteen days (15) days after its first passage or upon second reading, whichever is later, the public welfare requiring it.

MAYOR

CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

Passed First Reading

Passed Second Reading

10C

Bill # 2016-37

ORDINANCE NO. 951

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW, TENNESSEE MUNICIPAL CODE, TITLE 1, "GENERAL ADMINISTRATION," CHAPTER 1, "BOARD OF COMMISSIONERS," BY ADDITION OF SECTION 1-108, "APPOINTMENTS TO BOARDS AND COMMISSIONS."

Be it Ordained by the City of Fairview, Tennessee as follows:

WHEREAS, the Board of Commissioners of the City of Fairview, Tennessee, desire to amend and update Title 1, "General Administration," Chapter 1, "Board of Commissioners," by addition of Section 1-108, "Appointments to Boards and Commissions."

Therefore, Be it Ordained by the City of Fairview, Tennessee as follows:

Title 1, "General Administration," Chapter 1, "Board of Commissioners," is hereby amended to include the following as a new Section of the afore referenced Title and Chapter of the City of Fairview, Tennessee Municipal Code.

Section 1-108. Appointments to Boards and Commissions.

No Appointment(s) shall be made or confirmed by the Board of Commissioners of the City of Fairview to any Board(s) or Commission(s) of the City that will have a quorum of members of the Board of Commissioners as members of the appointed board(s) or commission(s) as members when those board(s) or commission(s) conducts their regular scheduled meetings.

The remaining sections of this Title and Chapter remain unchanged.

BE IT FURTHER ORDAINED, If any sentence, clause, phrase or paragraph of this Ordinance is declared to be unconstitutional by any Court of competent jurisdiction, such holding will not affect any other portion of this Ordinance.

BE IT FINALLY ORDAINED, that this Ordinance shall take effect fifteen days (15) days after its first passage or upon second reading, whichever is later, the public welfare requiring it.

MAYOR

CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

Passed First Reading

Passed Second Reading
