

ROANE COUNTY

CODES ENFORCEMENT



BUILDING, PLANNING, ZONING

Our Mission

Our mission is to inform builders, designers, property owners and other interested parties about the processes of building permitting, inspecting and related topics in Roane County. The information we provide is intended to help clarify the requirements which must be satisfied for the various types of permits issued, to expedite the permitting process and to eliminate as many problems as possible in the implementation and enforcement of the codes and ordinances adopted by Roane County, for the health, safety, and welfare of the present and future inhabitants. As well as to protect against the loss of life, injury, investment and property damage for all citizens.

Budget Outline Codes

101 General

50000 General County Operations

51000 General Government

51750 Codes Compliance

Budget Outline Planning

101 General

50000 General County Operations

51000 General Government

51720 Planning Compliance

CODES ENFORCEMENT OFFICE

RESPONSIBILITIES

1. BUILDING CODES

1. RESIDENTIAL

1. Building
2. Plumbing
3. Mechanical

2. INDUSTRIAL/COMMERCIAL

1. Building
2. Plumbing
3. Mechanical

2. FLOODPLAIN MANAGEMENT

1. NFIP
2. Development Management

3. GROUND WATER PROTECTION

4. ADA

5. PLANNING

1. Subdivision Regulations
2. Long Range Planning
3. Subdivision of property

6. ZONING

1. Zoning Regulations
2. Enforcement

7. CENSUS

BUILDING CODES

BUILDING PERMITS REQUIRED

Private Acts, 1974 Chapter No. 279 Except for lands within the incorporated municipalities where a building permit system already exists, any owner or owners of real property in Roane County who plan to build, erect, construct, or remodel, or who plan to cause or allow to be built, erected, constructed, or remodeled, any building or improvements upon their real property, shall obtain a permit for such construction or remodeling.

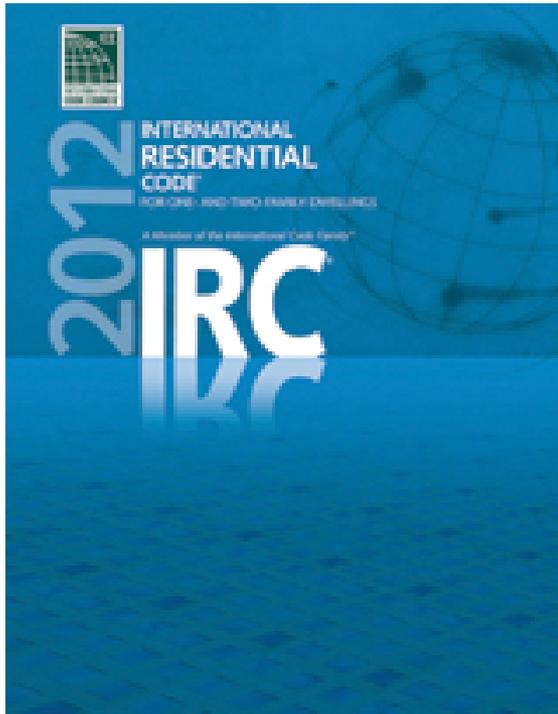
UTILITY CONNECTIONS

House Bill No. 3404 on June 8, 1998, established a private act that requires all Utilities to require proof of a building permit before connecting any utility service to any building or improvement to real property.

BUILDING CODES

TCA 68-120-101 STATEWIDE BUILDING CONSTRUCTION SAFETY STANDARDS

Establishes rules for the enforcement of building codes statewide and mandates that all codes adopted be current within seven (7) years of the date of the latest editions of publications.



BUILDING CODES

CURRENT BUILDING CODES (IBC) Commercial/Industrial

In November of 2012 Resolution 11-12-08 adopted the 2012 International Building Code (IBC), including Chapter 35, Appendix A, B, C, D, E, F, H, I, J, the 2012 International Existing Building Codes Appendix A and B, the 2012 International Fire Code Appendix A, B, C, D, E, F, G, the 2012 International Fuel Gas Code Appendix A, B, C, D, the 2012 International Mechanical Code Appendix A and B, the 2006 International Plumbing Code Appendix B, C, D, E, F, G, the 2012 International Property Maintenance Code, the 2012 International Wildland-Urban Interface Code Appendix A, B, C, D, E, F, G, H, and the 2006 NFPA 1 Uniform Fire Code, for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition 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 structures.

BUILDING CODES

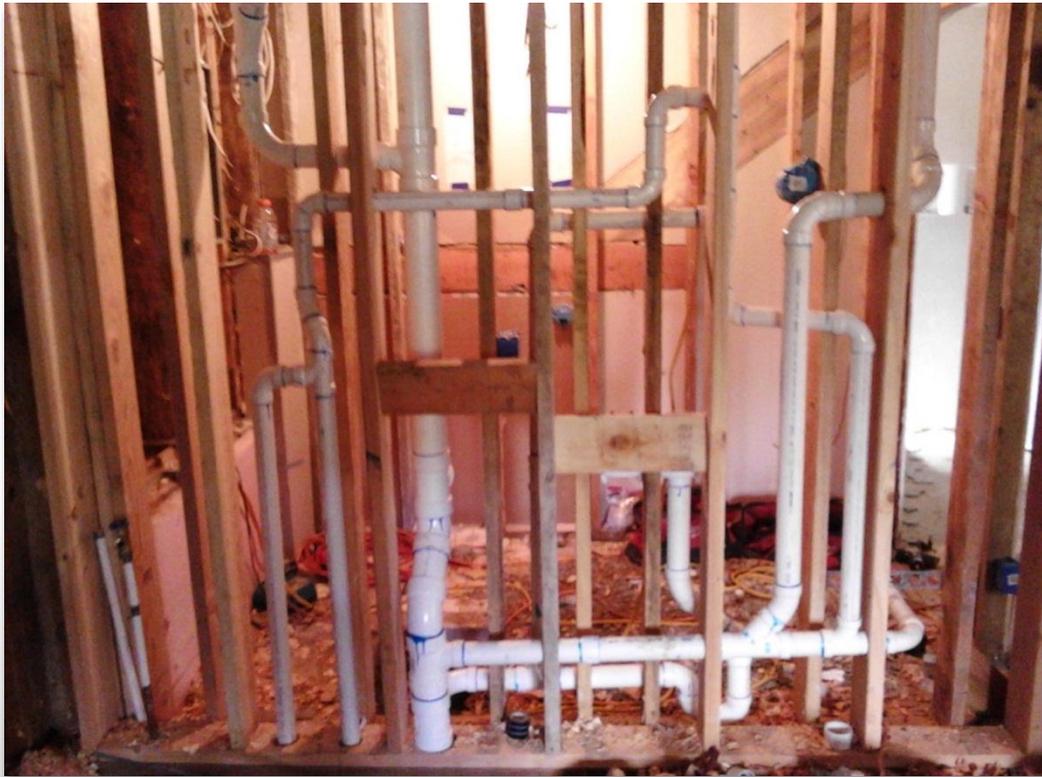
CURRENT BUILDING CODES (IRC) Residential

Also in November of 2012 Resolution 11-12-09 adopted the 2012 International Residential Code (IRC) Chapter 43, Appendix A, B, C, D, F, G, H, J, M, N, O, as published by the International Code Council, for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress.

BUILDING CODES

PLUMBING PERMITS (Residential and Commercial)

January 2008 a resolution was adopted and set the fee schedule for Plumbing Permits and the inspection process.



BUILDING CODES

PERMITTING OF DOCKS (RESIDENTIAL AND Commercial)

May of 2012 Resolution 05-12-04 was adopted and stated that a development permit shall be required in conformity with the FEMA Model “D” Flood Plain management resolution.

A building permit and inspection(s) are required for all docks that are more than 250 square feet in size, or for any dock with utilities, a roof or upper deck structures with the permit fee being based on the value of the structure, for all docks less than 250 square feet in size, a building permit of \$20.00 will be required, however no inspection is necessary.



BUILDING CODES

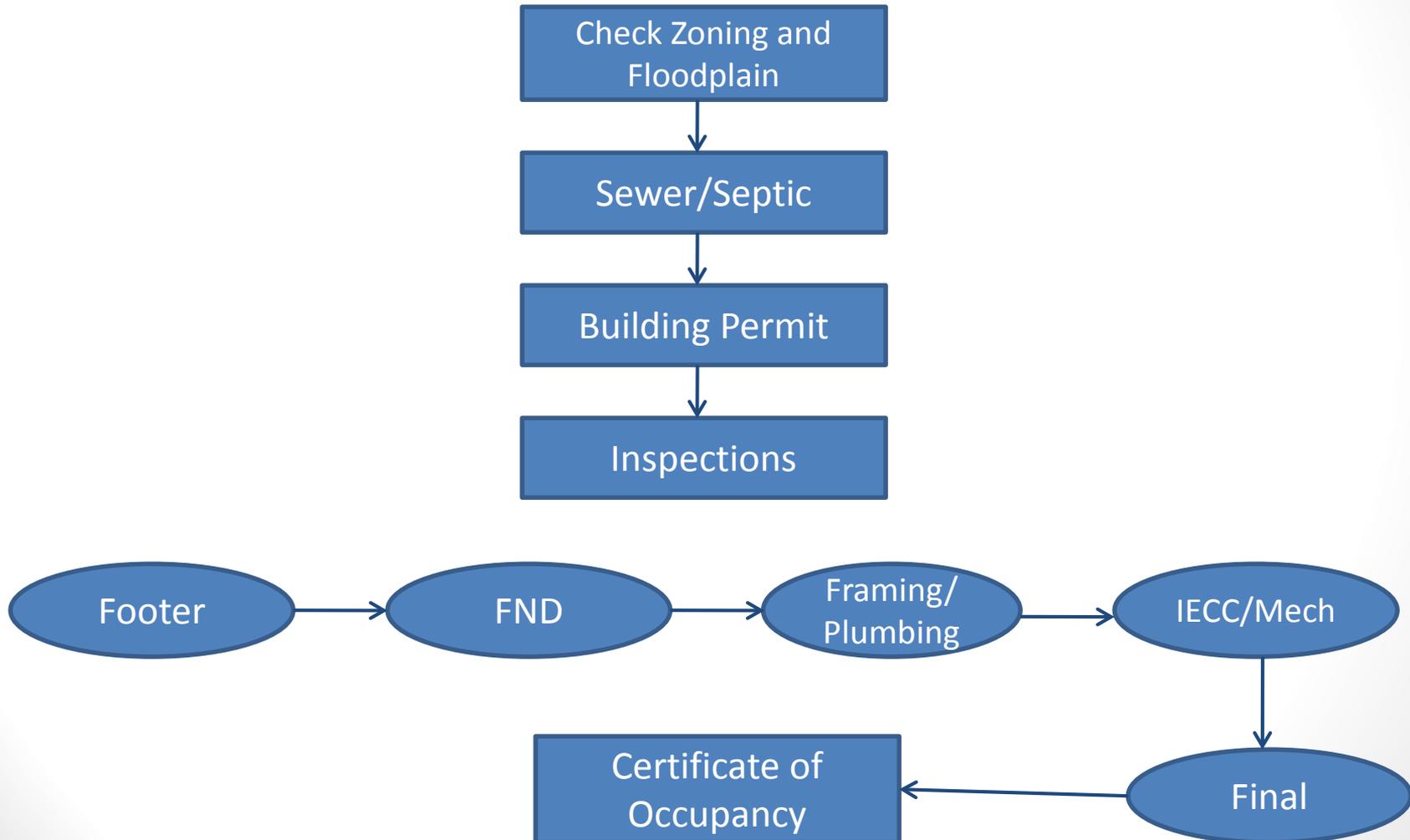
MECHANICAL PERMITS (Residential and Commercial)

December of 2012 Resolution 12-12-10 was adopted and set the fee schedule for Mechanical Permits and the inspection process.



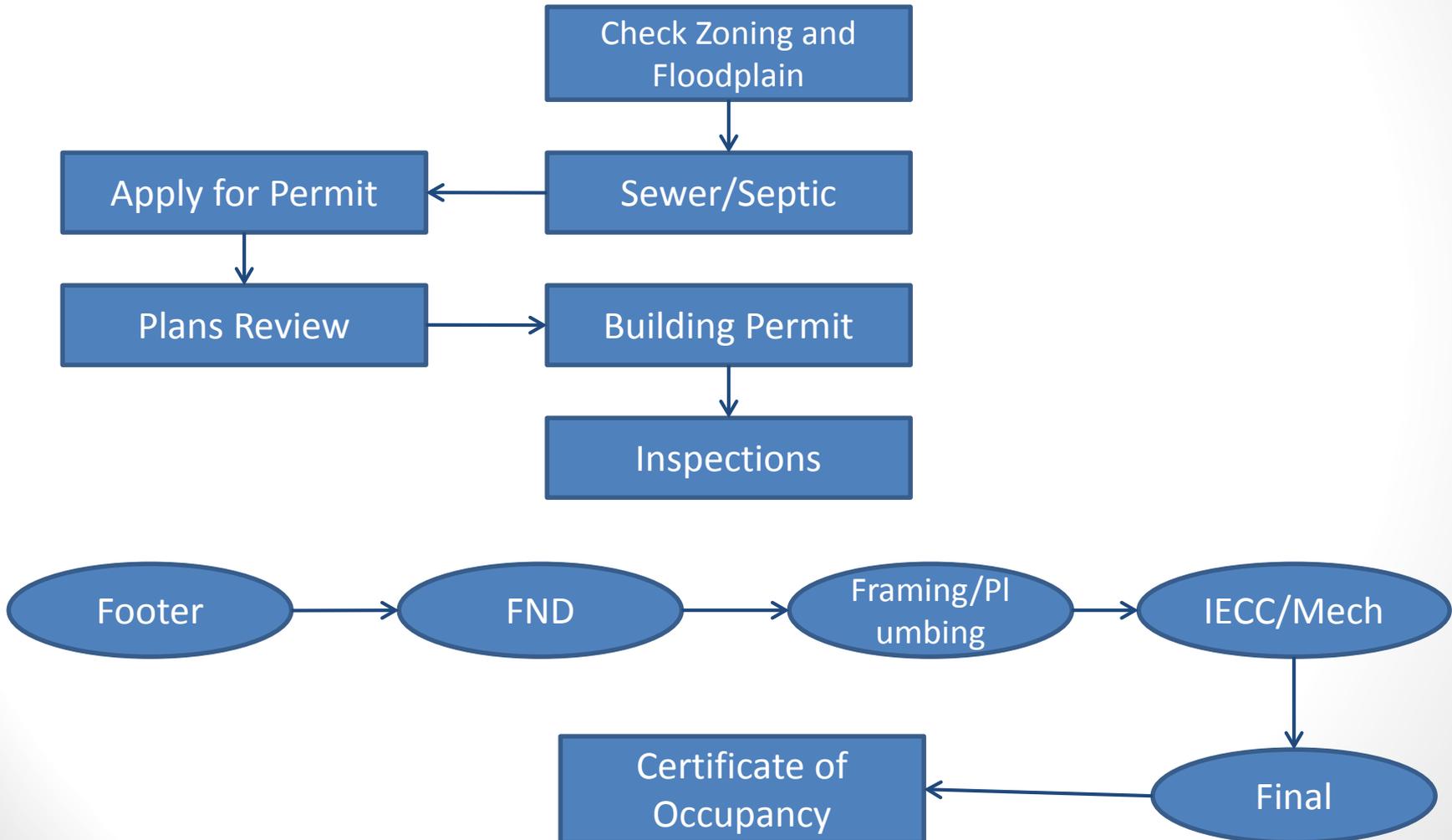
BUILDING CODES

Residential Flow Chart



BUILDING CODES

Commercial Flow Chart



BUILDING CODES

Codes Board

R112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the *building official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The *building official* shall be an ex officio member of said board but shall have no vote on any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *building official*.

R112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

BUILDING CODES

Contracts with Other Jurisdictions

Pursuant to the terms of T.C.A. 40-35-303(k), on January 1, 2009 Roane County entered into a contract with the City of Oliver Springs to provide the services of Building Codes and Zoning enforcement for the City.

This year Roane County entered into a contract with the City of Kingston to provide the services of Building Codes enforcement for the City.

The amount to be paid for building codes enforcement is the total amount of permit fees collected.

The amount to be paid for zoning and codes enforcement is \$25.00 per hour.

FLOODPLAIN MANAGEMENT

FEMA Floodplain Regulations and Maps

RESOLUTION 01-10-01Z in January of 2010

This resolution adopted the flood plain maps created by the Federal Emergency Management Agency (FEMA) dated November 18, 2009 as the official flood maps for Roane County Tennessee.

As a participating community we commit ourselves to:

- Issuing or denying floodplain development/building permits.
- Inspecting all development to assure compliance with the local ordinance.
- Maintaining records of floodplain development.
- Assisting in the preparation and revision of floodplain maps.
- Helping residents obtain information on flood hazards, floodplain map data, flood insurance and proper construction measures.

GROUNDWATER PROTECTION

STATE OFFICE

The Ground Water Protection Office is a state operated program. In October of 2003 we contracted with the State of Tennessee to provide office space and administrative assistance to state personnel.

OFFICE STAFF ROLES AND RESPONSIBILITIES

- Accept applications
- Maintain data base
- Accept payment and make deposits to the state
- Issue permits after state has approved permit
- Research historical data as required or requested

ADA CORDINATOR

➤ INSPECTIONS

Complete all inspections as require to comply with state and federal law in association with the 2010 ADA Standards.

➤ INFORMATION

Provide contractors and general public with information for compliance with the 2010 ADA Standards.

➤ COMPLIANCE CHECKS

Perform routine compliance checks of all county owned properties for compliance with the current ADA standards.

PLANNING

PURPOSE

The urbanization of open land places stringent demands on the natural and public resources of an area. The land conversion process requires proper planning and coordination to provide harmonious, orderly and progressive community development. To insure that the conversion of land is done in a manner whereas the public health, safety and welfare is protected, these regulations have been adopted to:

- establish standards of subdivision design for harmonious development;
- prescribe the necessary standards for improvement which should be provided by the developer and should not become a burden on the citizens and taxpayers of existing communities;
- promote the adequate, efficient, and economic supply of utilities and services to new land developments;
- specify standards for road development to prevent traffic hazards and to insure safe and convenient traffic circulation throughout the community;
- and aid the property owner in identifying land best suited for subdivision development;
- and provide for the mutual benefit of developers.

PLANNING

SUBDIVISION REGULATIONS

Subdivision Regulations we originally adopted in April 12, 1977.

This regulations are proposed and managed by the Roane County Planning Commission along with the staff of the Codes Enforcement Office.

The sub-regs have been amended several times with the latest edition being May 2005.

All amendments require a public hearing and a majority vote of the Planning Commission.

PLANNING

SUBDIVISION APPROVAL

All subdivision of property shall be approved through the Codes Enforcement Office.

Subdivisions of property of two lots or fewer are reviewed and approved in the Codes Enforcement Office along with the Secretary of the Planning Commission.

Subdivisions of property of more than two lots are reviewed and approved in the Codes Enforcement Office along with the Planning Commission.

All appropriate bonds are held and managed by the Codes Enforcement Office.

PLANNING

County Planner

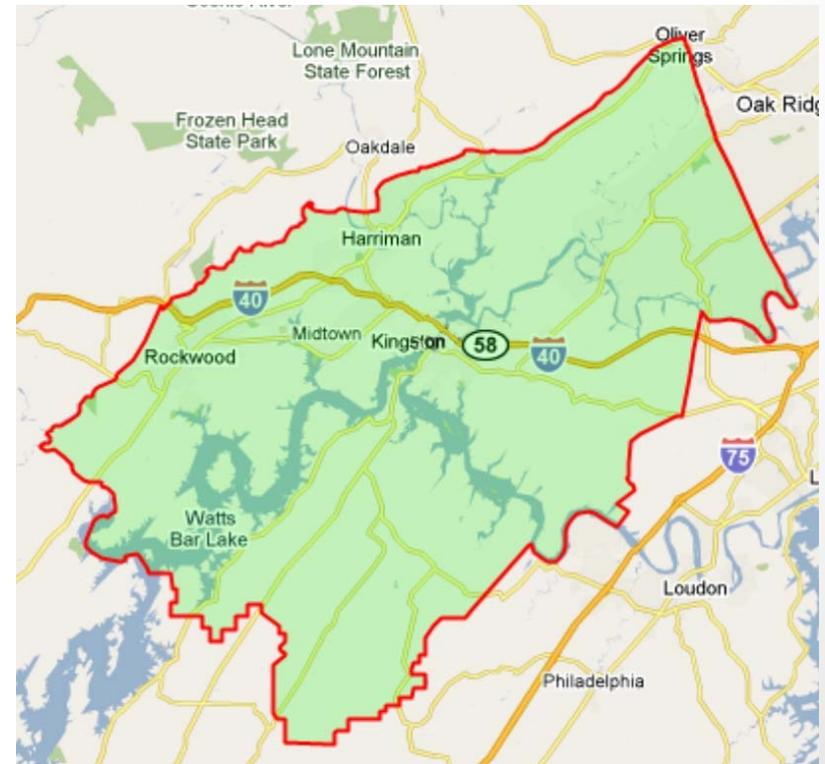
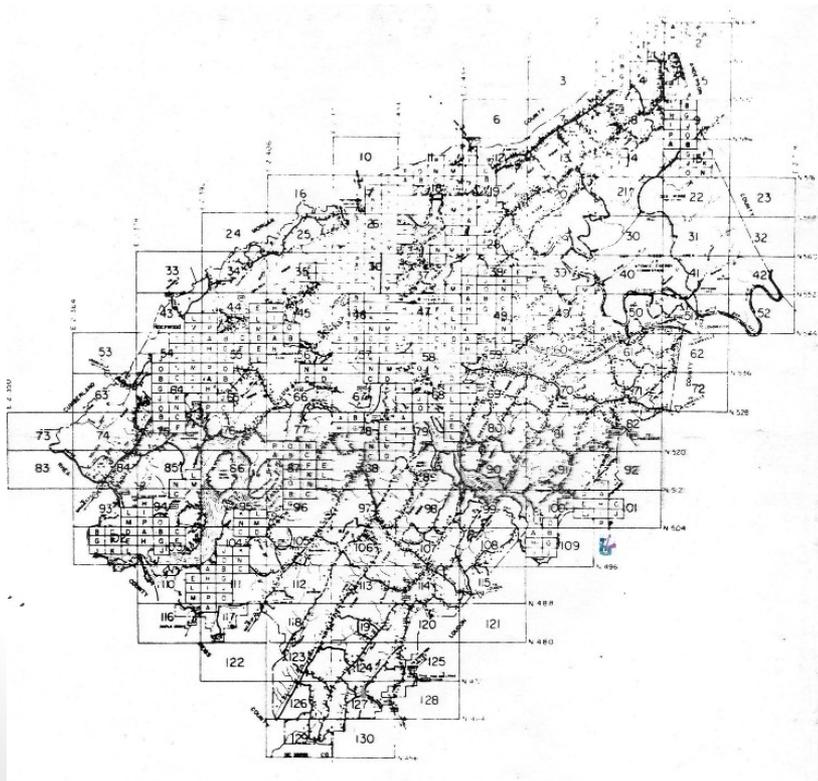
Midge Jessiman with the East Tn. Development District.

County is working to put in place a central planning office with our own planner to facilitate and coordinate planning and growth in Roane County and our municipalities.

ZONING

ADOPTION OF REGIONAL ZONING

Resolution No. 2101 adopted on April 12, 1990 established regional zoning within the Roane County Regional Planning Region. The Planning Commission establishes, reviews and recommends the zoning plan for Roane County.



ZONING

ZONING DISTRICTS (15)

A-1	Agricultural District
A-2	Developing Agricultural District
R-1	Single Family Residential District
R-2	Single Family and Two Family Residential
R-3	Multiple Family Residential District
MHP	Manufactured Home Park District
C-1	General Commercial District
C-2	Highway Commercial District
RB	Rural Business District
OI	Office/Institutional District
I-1	Light Industrial District
I-2	Medium Industrial District
I-3	Heavy Industrial District
PUD/R4	Multi-Use, Residential Commercial/PUD
F-1	Floodway District

ZONING

Overgrown Vegetation Accumulated Debris or Vacant Dilapidated Structures

RESOLUTION 01-14-03 in January 2014 exercised the permissive authority granted to Roane County by T. C. A. 5-1-115 regarding overgrown vegetation, accumulated debris, or vacant, dilapidated structures. This resolution repealed and replaced resolution #2709.

Grading Permits

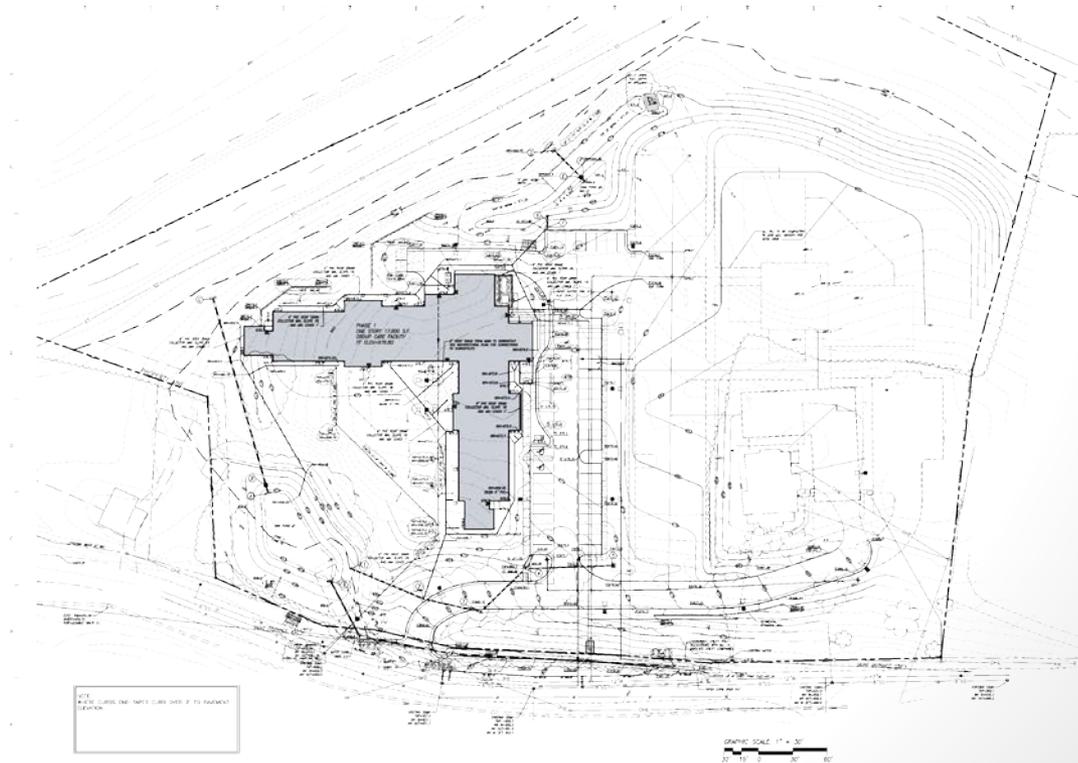
RESOLUTION 07-08-03Z in July of 2008 also set standards for Grading Permits. The intent of this standard is to address on-site storm water run-off issues to assure that structural or natural drainage systems retain adequate capacity, thus avoiding the need for extensive public expenditures for storm water system improvements.

ZONING

Site Plan Requirements

RESOLUTION 07-08-03Z in July of 2008 ARTICLE IV. DEVELOPMENT SPECIFICATIONS
404 - Site Plan Requirements

For any commercial or industrial uses, or any apartment or condominium consisting of over four (4) individual housing units, a site plan for the proposed use shall be required and approved by the Roane County Planning Commission before a building permit can be issued.



ZONING

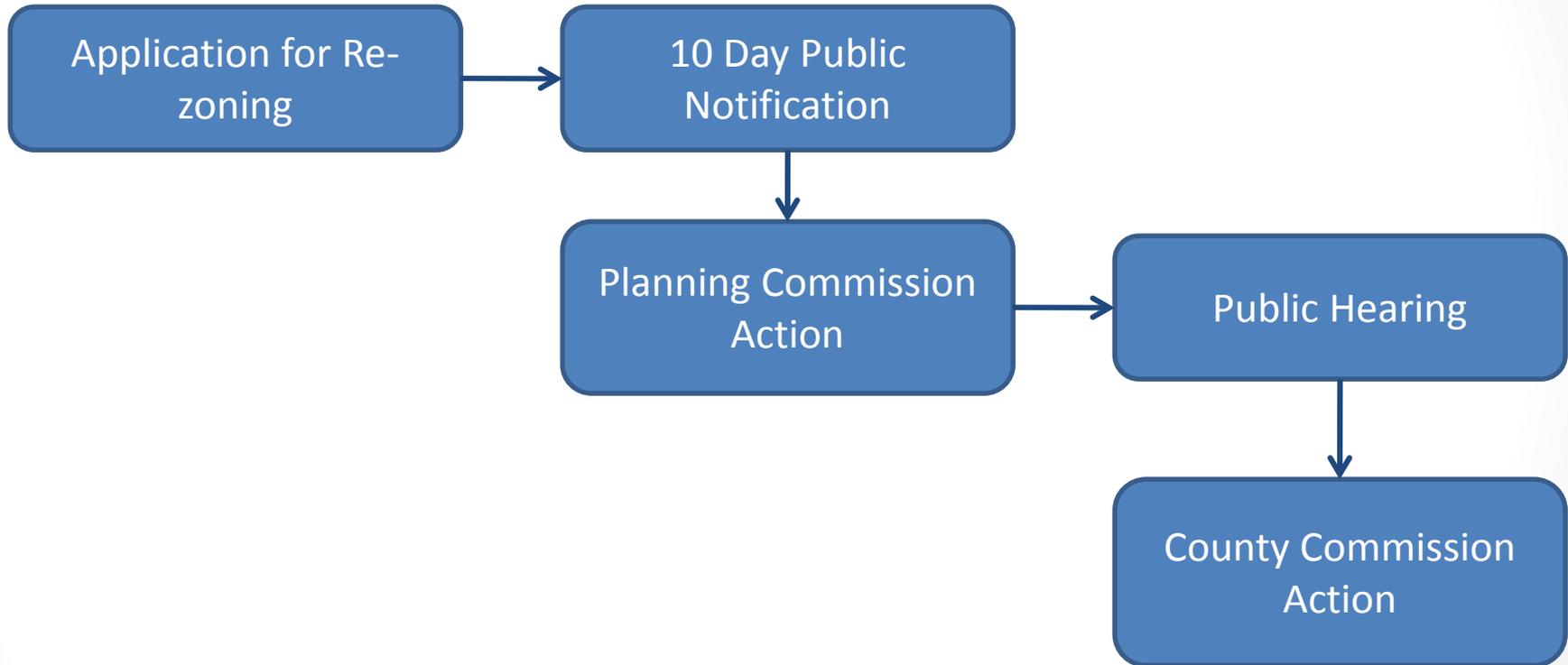
Powers and Procedures to Clean Up Properties:

Resolution #05-10-01 passed in May of 2010 by County Commission authorized the Roane County Codes Enforcement Office to oversee the enforcement of the rules and regulations for carrying out the powers and procedures for removal of overgrown vegetation and/or accumulated debris as well as unsafe structures as provided for in T.C.A. §5-1-115.

With this resolution Roane County adopted the powers and procedures set forth in TCA §5-1-115, to remove overgrown vegetation and/or accumulating debris as provided for in said statute, in addition to all other powers, remedies and procedures existing under current state law.

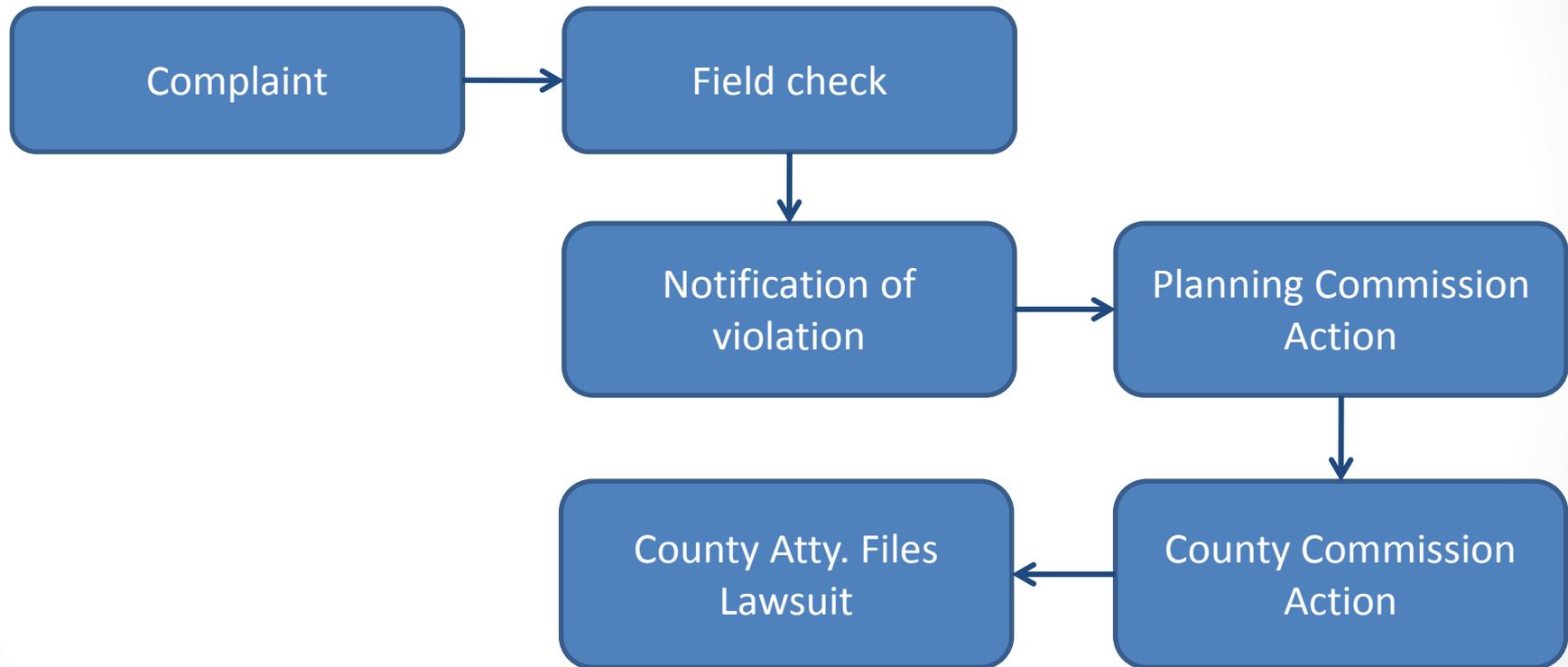
ZONING

Re-zoning Request Flow Chart



ZONING

Zoning Violation Flow Chart



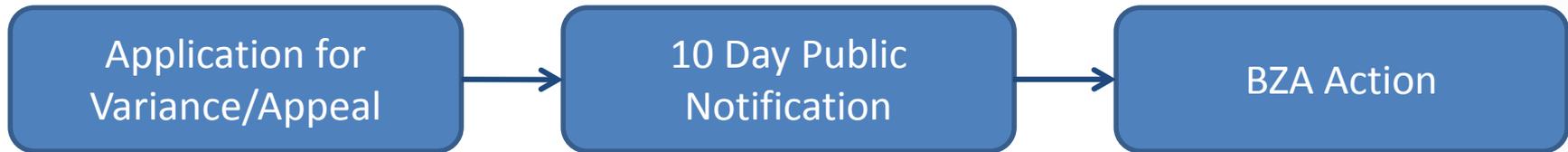
ZONING

Board of Zoning Appeals (BZA)

The general intent and purpose of the Board of Zoning Appeals is to vary the terms of the zoning regulations of Roane County in appropriate circumstances which are consistent with the conditions and safeguards of this Resolution and in accordance with the other applicable provisions contained herein and to rule on grievances regarding any decision or order of the Zoning Office in any matter related to the interpretation or enforcement of the Zoning Regulations.

ZONING

Variance/BZA Request Flow Chart



CENSUS

Information

- Used to continually update all boundary lines, street and or road names and annexations done as well as population growth.
- County legislative body will vote to accept the latest Census information.

Redistricting

- This information will be used to determine if district lines need to be updated and or moved. This action also has to be approved by the county legislative body.

What are we doing to improve or make Roane County Better?

1. Eliminate as many problems as possible in the implementation and enforcement of the codes and ordinances adopted by Roane County
2. Protect the health, safety, and welfare of the present and future inhabitants.
3. Protect against the loss of life, injury, investment and property damage for all citizens.