

ORDINANCE NO. 96-19

AN ORDINANCE TO ADOPT THE COUNCIL OF AMERICAN BUILDING OFFICIALS' ONE AND TWO FAMILY DWELLING CODE, 1995 EDITION, REGULATING THE CONSTRUCTION, ADDITION, PREFABRICATION, ALTERATION, REPAIR, USE, OCCUPANCY, AND MAINTENANCE OF DETACHED ONE- AND TWO-FAMILY DWELLINGS AND ONE-FAMILY TOWNHOUSES NOT MORE THAN THREE STORIES IN HEIGHT, AND THEIR ACCESSORY STRUCTURES

Whereas, the Building Inspector and the Spring Hill Regional Planning Commission have recommended the adoption of the Council of American Building Officials' One and Two Family Dwelling Code, hereinafter known and cited as the CABO One and Two Family Dwelling Code, to regulate the construction, addition, prefabrication, alteration, repair, use, occupancy, and maintenance of detached one- and two-family dwellings and one-family townhouses not more than three stories in height, and their accessory structures, in the jurisdiction of the Town of Spring Hill, Tennessee;

Whereas, the adoption of the CABO One and Two Family Dwelling Code will provide minimum standards for the protection of life, limb, health, property, environment, and the safety and welfare of the consumer, general public, and the owners and occupants of residential buildings regulated by the Code, and is thus in the interest of insuring the public health, safety, and welfare; and

Whereas, a copy of the CABO One and Two Family Dwelling Code has been on file with the City Recorder at Town Hall for a period of fifteen (15) days prior to the adoption of this Ordinance.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF SPRING HILL, TENNESSEE:

Section One. CABO One and Two Family Dwelling Code adopted.

Pursuant to authority granted in Tennessee Code Annotated, Sections 6-2-201, and 6-54-501 through 6-54-504, for the purpose of regulating the construction, addition, prefabrication, alteration, repair, use, occupancy, and maintenance of detached one- and two-family dwellings and one-family townhouses not more than three stories in height, and their accessory structures, the CABO One and Two Family Dwelling Code, 1995 Edition, as published by the Council of American Building Officials (CABO) is hereby adopted and incorporated by reference as part of the Spring Hill Municipal Code and is hereafter referred to as the CABO One and Two Family Dwelling Code. The provisions of the CABO One and Two Family Dwelling Code for the issuance of permits and for penalties for the violation thereof are adopted. The Code is available for purchase from the Southern Building Code Congress International, Inc., 900 Montclair Road, Birmingham, Alabama 35213.

Section Two. Amendments.

The Board of Mayor and Aldermen shall approve any subsequent amendments to the CABO One and Two Family Dwelling Code.

Section Three. Available in Recorder's office.

Pursuant to the requirement of Tennessee Code Annotated, Section 6-54-502, one (1) copy of the CABO One and Two Family Dwelling Code has been placed on file in the City Recorder's office at Town Hall and shall be kept there for the use, inspection, and examination of the public.

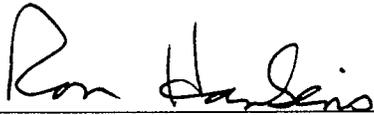
Section Four. Violations.

It shall be unlawful for any person or entity to violate or fail to comply with any provision of the CABO One and Two Family Dwelling Code as herein adopted by reference. Any violation of the Code constitutes a public nuisance, and in addition to any other remedies provided by the Code for its enforcement, the Town may bring civil suit to enjoin the violation of any of the provisions of the Code. Any person, firm, or corporation violating any of the provisions of the Code shall be guilty of a misdemeanor and each such person shall be deemed guilty of a separate offense for which each and every day or portion thereof during which any violation of the Code is committed, continued, or permitted, and upon conviction of any such violation such person shall be punishable by a fine, or by imprisonment, or by both such fine and imprisonment, as established by applicable law.

Section Five. Incorporation into Municipal Code.

This Ordinance amends Title 12 of the Spring Hill Municipal Code by adding a new Chapter.

Passed and adopted by the Board of Mayor and Aldermen of the Town of Spring Hill, Tennessee on the 20th day of May, 1996.



RON HANKINS, MAYOR

ATTEST:



JUNE QUIRK, RECORDER

LEGAL FORM APPROVED:



N. HOUSTON PARKS, ATTORNEY

CAPTION PUBLISHED 7-26-96₂

PASSED ON 1ST READING: April 15, 1996

PASSED ON 2ND READING: May 20, 1996

CAPTION PUBLISHED: _____