



State of Tennessee

PUBLIC CHAPTER NO. 378

SENATE BILL NO. 474

By Bell

Substituted for: House Bill No. 787

By Williams, Howell, Pitts, McCormick, Todd, Eldridge, Kevin Brooks, Goins, Gravitt, Hazlewood, Reedy, Farmer, Sparks, Durham

AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 120, relative to building regulations.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 68-120-101(a)(8), is amended by adding the following new subdivision:

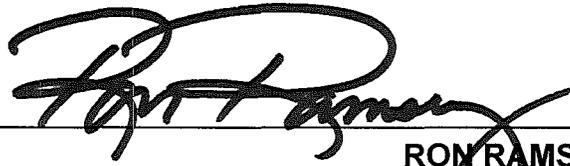
(C)(i) A townhouse shall be considered a separate building with independent exterior walls and shall be separated by a two-hour fire-resistance-rated wall assembly. A townhouse shall be built according to local and statewide adopted building codes; provided, however, a fire sprinkler system shall not be required for a townhouse. Notwithstanding this subdivision (a)(8)(C)(i), local governments may adopt mandatory sprinkler requirements for townhouses by local ordinance through the process for one-family and two-family dwellings pursuant to this subdivision (a)(8).

(ii) For purposes of this subdivision (a)(8)(C), "townhouse" means a single family dwelling unit constructed in a group of three (3) or more attached units that extends from foundation to roof, not more than three (3) stories in height, with a separate means of egress, and an open space or public way on at least two (2) sides; and

SECTION 2. This act shall take effect upon becoming a law, the public welfare requiring it.

SENATE BILL NO. 474

PASSED: April 13, 2015



RON RAMSEY
SPEAKER OF THE SENATE



BETH HARWELL, SPEAKER
HOUSE OF REPRESENTATIVES

APPROVED this 20th day of April 2015



BILL HASLAM, GOVERNOR