

ORDINANCE 2014-7

AN ORDINANCE AMENDING TITLE 12, CHAPTER 1,
SECTION 12-201 GOVERNING BUILDING PERMITS
TO IMPOSE A TERM LIMIT ON A BUILDING PERMIT AND TO REQUIRE
“CONTINUOUS” CONSTRUCTION OF IMPROVEMENTS

BE IT ORDAINED BY THE CITY OF BELLE MEADE, as follows:

SECTION 1. Belle Meade Code, Title 12, Chapter 2, Section 12-201 that currently addresses “Modifications to dwelling code” is hereby amended to add a subsection (b) that imposes a term on the building permit, to require “continuous” construction and to impose a penalty for the violation of these sections.

Belle Meade Code, Title 12, Chapter 2, Section 12-201 currently provides:

12-201. Modifications to dwelling code. For the purposes of this chapter, the following sections of the International Building Code adopted hereby by reference are deleted, modified or amended to read as indicated:

R-105. Permit required. A permit shall be obtained before beginning construction, alteration, or repairs, other than ordinary repairs, using application forms furnished by the Building Official. Ordinary repairs are nonstructural repairs and do not include addition to, alteration of, or replacement or relocation of water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring, or mechanical or other work for which other permit may be required.

(a) No permit shall be issued for a building where the site chosen is unsuitable for such use by reason of peculiarities of terrain, flooding or improper drainage, objectional earth and rock formation, or of any other feature harmful to the health and safety of possible residents of the area and the community as a whole. In its determination of unsuitability for any of the reasons stated herein, or otherwise, the Building Official may rely on standards of the stormwater management ordinance of the Metropolitan Government of Davidson County or of other standards set forth in applicable statutes or regulations of the State of Tennessee, the federal government, or the Metropolitan Government, and may require the applicant to provide hydrology reports to assist in this determination.

(1) Fill shall not be used to raise land in areas subject to flood unless the fill proposed does not restrict the flow of water and unduly increase flood heights.

(2) Without in any way limiting the applicability of any other provisions of this ordinance,

(a) The minimum floor elevation of that portion of any structure intended for human occupancy shall be either equal to or higher than three (3) feet above the flood protection elevation. Those portions of such structure not intended for human occupancy, including but not limited to walls, foundations, or building supports of any kind, shall be either equal to or higher than the flood protection level.

(b) Flood protection elevation is defined as one foot above the 100-year flood high water profile for the stream in the drainage area of which the structure is proposed to be located. (As replaced by ord. 84-13 and amended by ord. 87-9. 1987 Code, § 4-103, as

amended by ords. 88-5, § 2; 88-6; 89-2; Ord. #94-7, § 1, Sept. 1994, and Ord. #2008-5, Dec. 2008)

Belle Meade Code, Title 12, Chapter 2, Section 12-201 is hereby amended to add a subsection "b" to read as follows:

12-201. Modifications to dwelling code. For the purposes of this chapter, the following sections of the International Building Code adopted hereby by reference are deleted, modified or amended to read as indicated:

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(b) Any Building Permit issued pursuant to this provision shall expire two (2) years after the date of issuance.

(1) Once a Building Permit is issued, construction shall proceed continuously until completion. The failure to proceed continuously with construction may result in the revocation of the building permit.

(2) Upon application to the Building Official and for good cause shown, a Building Permit may be extended for a period of one year.

(3) An applicant may appeal the revocation of a building permit or the denial of the extension of a building permit to the Board of Building Code Appeals.

(4) The failure to have a required building permit at any time prior to completion of construction shall be a violation of this code, and subject to such penalties as might be imposed by the Board of Building Code Appeals under this Code.

(5) The failure to proceed continuously with construction until its conclusion is likewise a violation of the Building Code, subject to such additional penalties as might be imposed by the Board of Building Code Appeals under this Code.

This Ordinance shall become effective fifteen days after its passage.

Passed on first reading:

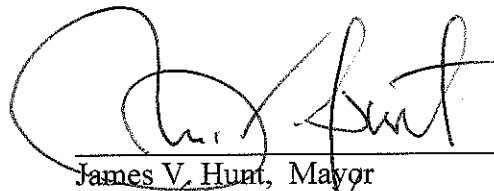
October 15, 2014

Recommended by the Municipal Planning Commission

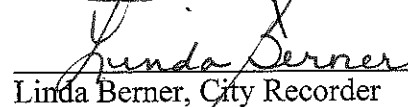
October 21, 2014

Passed on Second Reading:

November 19, 2014



James V. Hunt, Mayor



Linda Berner, City Recorder