

SENATE BILL 474

By Bell

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.

(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.