

SENATE BILL 2635

By Rose

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

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 as a new subdivision:

(D)

(i) Shall allow a local government to amend adopted building codes to include three-family dwellings and four-family dwellings within the scope of the residential code by modifying, transitioning, and establishing minimum prescriptive requirements to address the design and construction of those dwellings and make conforming changes to adopted building codes in accordance with this section;

(ii) In amending the rules pursuant to this subdivision (a)(8)(D)(ii), the state fire marshal shall not mandate automatic fire sprinkler systems for three-family dwellings and four-family dwellings where two-hour fire-resistance-rating for wall, floor, and ceiling separation assemblies is met; and

(iii) Notwithstanding subdivision (a)(8)(D)(ii), local governments may adopt mandatory sprinkler requirements for three-family dwellings and four-family dwellings by local ordinance through the process for one-family and two-family dwellings pursuant to the process described in this subdivision (a)(8);

SECTION 2. This act takes effect July 1, 2024, the public welfare requiring it.