



2024 Spotlight Legislation

SB1735/HB1807	Building inspection time frame for new construction or renovation.
Sponsors	Sen. Rose, Paul; Rep. Butler, Ed
Amendment Summary	Senate amendment 2 (018315) requires, for an inspection of new construction or the renovation of an existing building that must be conducted by the state fire marshal or another state agency, department, or entity, the state fire marshal or appropriate state entity to conduct the requested inspection within 10 business days of receipt of the request.
Executive Status	04/24/24 - Sent to the speakers for signatures.
Final Language	Amendment 2

SB2066/HB1969	Installation of carbon monoxide alarms in childcare agencies.
Sponsors	Sen. Bailey, Paul; Rep. Jernigan, Darren
Summary	Requires each child care agency have a carbon monoxide alarm in every room where care is provided to children. Establishes that each day a violation of this occurs constitutes a separate Class C misdemeanor. Authorizes the State Fire Marshal to promulgate rules to effectuate this act.
Additional Notes	AIA Tennessee worked with the sponsors to amend the original bill to utilize the State Fire Marshal's office to promulgate rules to require carbon monoxide alarms rather than insert building code requirements in statute.
Executive Status	04/29/24 - Enacted as Public Chapter 0733 effective July 1, 2024.
Final Language	PC733.pdf
Effective Date	04/04/24, 07/01/24

SB2100/HB1892	Use of third-party examiners, inspectors, or engineers.
Sponsors	Sen. Johnson, Jack; Rep. Lamberth, William
Summary	Authorizes the use of certain third-party examiners, inspectors, engineers, and professionals in lieu of a local or state examiner, inspector, engineer, or professional for certain permitted processes and requirements. Establishes procedures and requirements for the use of a third-party examiner, inspector, engineer, or professional in building construction. Part of Administration Package
Amendment Summary	• Requires a local jurisdiction, that has adopted its building standards and codes authorized in statute, but outside of the minimum state-wide standards, to perform any examinations of construction plans and specifications and inspections within 30 days of a request. • Authorizes the State Fire Marshal to require an inspection during construction or alteration of certain types of buildings or structures. • Under the legislation's provisions: ○ "Third-party inspector" means an individual registered with the State Fire Marshal, registered as an engineer or architect with the Tennessee State Board of Examiners for Architects and Engineers, or certified under § 68-120-113 and § 68-120-118. ○ Third-party plans examiner" means an individual registered with the State Fire Marshal to perform the third-party plans examinations or registered as an engineer or architect with the Tennessee State Board of Examiners for Architects and Engineers, or certified by the International Code Council or National Fire Protection Association as a plans examiner. • Authorizes a person in a local jurisdiction to engage with third-party inspectors or third-party plans examiners to examine plans and specifications prior to construction or to complete locally required building construction inspections and inspection reports during construction, in lieu of examinations or inspections by the local jurisdiction. • Clarifies that engaging with a third party is not applicable to state buildings, educational occupancies, or any other occupancy requiring an inspection by the State Fire Marshal for initial licensure, except agencies licensed by the Department of Human Services. • Prohibits third parties from conducting an inspection, examination, review or permit package if the third-party inspector or third-party examiner has a conflict of interest.

	- Requires any fees charged by the local government or department for a third-party plans examination, inspection, review or permit packaging to be the same amount charged by the local government, or department to perform the same service. - Requires a local jurisdiction to issue a certificate of occupancy when a local jurisdiction or the State Fire Marshal's Office accepts a final inspection.
Additional Notes	AIA Tennessee contributed to this legislation as a stakeholder and made recommendations regarding prohibition of conflicts of interest, registration requirements and process safeguards to ensure all buildings receive proper inspections from qualified professionals. The association will continue to monitor rulemaking and offer feedback on behalf of members who may either wish to register as a third party inspector or utilize one as part of a project.
Executive Status	05/01/24 - Enacted as Public Chapter 0771, effective October 1, 2024.
Final Language	PC771.pdf
Effective Date	10/01/24

SB2496/HB2623	Creation of a voluntary attainable housing incentive program by ordinance.
Sponsors	Sen. Gardenhire, Todd; Rep. Carr, Dale
Amendment Summary	Senate amendment 1 authorizes the chief legislative body of a municipality to create a voluntary attainable housing incentive program by ordinance for the purpose of authorizing certain incentives to be provided to property owners who seek to build multi-family attainable housing. Requires property owners to submit a completed application to the regional planning commission of a local government in order to be considered for the voluntary program. Defines "multi-family housing" to mean accommodations that are designed principally for residential use and consist of not less than five rental units on one site, so long as such units are not detached.
Executive Status	04/25/24 - Sent to the speakers for signatures.
Final Language	Original text with amendment
Resource	Issue Brief

SB2834/HB2925	Authorizes municipalities to amend local building code to allow for single stair design under certain conditions
Sponsors	Sen. Stevens, John; Rep. Sexton, Cameron
Amendment Summary	Senate amendment 1 (017323) rewrites the bill to do the following: (1) Require that the state fire marshal, in promulgating rules establishing minimum statewide building construction safety standards, not prohibit less than six stories of Group R-2 occupancy, as defined in the building code adopted by the department of commerce and insurance, division of fire prevention, to be served by a single exit if: (A) The building has not more than six stories above grade plane; (B) The building does not contain more than four dwelling units on any floor; (C) An exterior stairway or interior exit stairway is provided; (D) A corridor separates each dwelling unit entry or exit door from the door to an interior exit stairway, including any related exit passageway on each floor, and the dwelling unit doors do not open directly into an interior exit stairway, but may open directly into an exterior stairway; (E) There is no more than 20 feet of travel to the exit stairway from the entry/exit door of any dwelling unit; (F) Travel distance measured in accordance with the building code adopted by the department of commerce and insurance, division of fire prevention, does not exceed 125 feet; (G) Other occupancies in the same building do not have access to the Group R-2 occupancy portion of the building or with the single-exit stairway. (H) The exit serving the Group R-2 occupancy does not discharge through any other occupancy, including an accessory parking garage; and (I) There are no openings within 10 feet of unprotected openings into the stairway other than required exit doors having a one-hour, fire-resistive rating.
Additional Notes	This is enabling legislation allowing for local governments to contemplate new approaches to design and affordable housing challenges. Nashville Metro Council is charting the course and AIA TN and AIA Middle TN are taking an active role in ensuring a robust analysis of risk and reward as proponents consider their options.
Executive Status	05/06/24 - Enacted as Public Chapter 0820 effective April 29, 2024.
Final Language	PC820.pdf
Effective Date	04/29/24