



March 12, 2024

SUMMARY OF BILL AS AMENDED (015677): Requires the standards set by the State Fire Marshal (SFM) to allow a local government to amend adopted building codes for three-family dwellings and four-family dwellings (multi-family dwellings). Prohibits the SFM from mandating automatic fire sprinkler systems for certain multi-family dwellings. Authorizes local governments to adopt mandatory sprinkler requirements for multi-family dwellings by ordinance.

FISCAL IMPACT OF BILL AS AMENDED:

Other Fiscal Impact – A permissive increase in local expenditures in FY24-25 and subsequent years cannot be precisely estimated.

Assumptions for the bill as amended:

- Pursuant to Tenn. Code Ann. § 68-120-101, the SFM establishes minimum statewide building standards for the design, construction, alteration, and repair of state, municipal, county, and private buildings.
- The SFM will amend the state minimum standards regarding local authority by utilizing existing staff and resources; any increase to state expenditures is estimated to be not significant.
- Prohibiting the SFM from mandating automatic fire sprinkler systems for certain multi-family dwellings will not result in any significant impact to state expenditures.
- Authorizing local governments to amend adopted building codes to include multi-family dwellings will not significantly impact local operations; subsequent fiscal impacts will be dependent on permissive actions of local governments, which cannot be predicted.
- Local governing bodies (LGBs) would be authorized to adopt mandatory automatic sprinkler requirements for multi-family dwellings by local ordinance through the statutory process for one-family and two-family dwellings.
- Tennessee Code Annotated § 68-120-101(a)(8)(B)(i) establishes the process:
 - The LGB must pass an ordinance or resolution, by two-thirds vote;
 - If passage of the ordinance or resolution requires two readings of the legislative body, then two special meetings must be called no less than two weeks apart; and
 - If passage requires three readings, then the last two readings must occur on two different days no less than two weeks apart.
- Passage of an ordinance or resolution at a regularly scheduled meeting of the LGB will not result in any significant increase in local expenditures.

- However, should an LGB require two special meetings, there may be an increase in local expenditures relative to public notice requirements and payments to members, if such members are paid on a per-meeting basis.
- It is not known which local governments will adopt mandatory sprinkler requirements; therefore, a permissive increase in local expenditures in FY24-25 and subsequent years cannot be precisely estimated.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink that reads "Krista Lee Carsner". The signature is written in a cursive, flowing style.

Krista Lee Carsner, Executive Director

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