



Tennessee Senate

PUBLIC CHAPTER NO. 946

SENATE BILL NO. 2635

By Rose, Akbari

Substituted for: House Bill No. 2787

By Barrett, Hill, White, Russell

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), is amended by adding the following as a new subdivision:

(11) Shall allow a local government to amend the adopted building code for three-family dwellings and four-family dwellings in accordance with this section. In amending the rules pursuant to this subdivision (a)(11), the state fire marshal shall not mandate automatic fire sprinkler systems for three-family dwellings and four-family dwellings where structures are under five thousand square feet (5,000 sq. ft.) in area and less than three (3) stories in height and where two-hour fire-resistance-rating for wall, floor, and ceiling separation assemblies is met. Notwithstanding this subdivision (a)(11), local governments may adopt mandatory sprinkler requirements and may be permitted to use the National Fire Protection Association (NFPA) 13D standard for three-family dwellings and four-family dwellings by local ordinance pursuant to the process described in subdivision (a)(8)(B).

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

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PASSED: April 22, 2024




RANDY McNALLY
SPEAKER OF THE SENATE



CAMERON SEXTON, SPEAKER
HOUSE OF REPRESENTATIVES

APPROVED this 6th day of May 2024



BILL LEE, GOVERNOR