

Amendment No. 1 to HB0787

**Marsh
Signature of Sponsor**

AMEND Senate Bill No. 474*

House Bill No. 787

By deleting Section 1 of the bill and substituting the following:

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. Notwithstanding this subdivision (a)(8)(C)(i), local governments may adopt mandatory sprinkler requirements for townhouses by local ordinance through the process for one-family and two-family dwellings pursuant to this subdivision (a)(8).

(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