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

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 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.

(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

SECTION 2. This act shall take effect upon becoming a law, the public welfare requiring it.