



July 20, 2016

State of Tennessee Building Officials and Deputy Electrical Inspectors

Re: Ready Removables

The State of Tennessee has seen a significant increase in the unlawful use of ready-removables as residential structures. These structures are often pre-made and sold as sheds, some being advertised for their potential to be converted for residential use.

Under the definition of ready-removables, as specified in T.C.A. 68-126-303(9), these structures may include electrical wiring or equipment, but they should be "solely occupied for service or maintenance of such equipment." They are not intended to be occupied for residential purposes. In fact, T.C.A. 68-126-311 explicitly prohibits modification of ready-removables for residential use.

Until now, the inspection process has been to allow electrical inspections of these structures as storage sheds or barns, even when it is clear they are being converted to residential units. Starting immediately, electrical inspections shall be rejected if there is any evidence that the structure is being converted or used for residential purposes.

Furthermore, local jurisdictions shall not issue residential building permits for any ready-removable as defined in T.C.A. 68-126-303(9). The current construction process and standards for these structures do not comply with Tennessee law governing residential buildings or any edition of the International Residential Code.

Sincerely,

A handwritten signature in cursive script that reads 'Gary Farley'.

Gary Farley

Director
Electrical, Building and Marina Sections

Title 68 Health, Safety and Environmental Protection
Safety
Chapter 126 Manufactured Homes
Part 3 Tennessee Modular Building Act

Tenn. Code Ann. § 68-126-303 (2016)

68-126-303. Part definitions.

As used in this part, unless the context otherwise requires:

(1) "Approved inspection agency" means a person, organization or local government approved by the commissioner to be especially qualified by reason of facilities, personnel, experience, and demonstrated reliability, to investigate, test, evaluate and inspect modular building units, systems, or the component parts of modular building units together with the plans, specifications, and quality control procedures to ensure that such units, systems, or component parts are in full compliance with the standards adopted by the commissioner pursuant to this part and to label such units complying with those standards. Any person, or any organization whose membership is composed of persons, employed by a manufacturer of modular units or owning any interest in any such manufacturing business, shall be ineligible for approval by the commissioner to serve as an inspection agency;

(2) "Commissioner" means the commissioner of commerce and insurance;

(3) "Component" means any assembly, sub-assembly, or combination of elements for use as a part of a modular building unit, which may include the structural, electrical, mechanical, plumbing, fire protection, or other structurally integrated system or systems thereof affecting life safety;

(4) "Department" means the department of commerce and insurance;

(5) "Guard shelter" means a structure used exclusively for the purpose of providing shelter for no more than two (2) persons who are watching over or protecting a person or place or supervising prisoners;

(6) "Installation" means the assembly of modular building units on-site and/or the process of affixing modular building-related components to land, a foundation, footings, utilities, or an existing building;

(7) "Local government" means any political subdivision of this state with authority to establish standards and requirements applicable to the construction, installation, alteration and repairs of buildings;

(8) "Modular building unit" means a structural unit, or preassembled component unit, including the necessary electrical, plumbing, heating, ventilating and other service systems, manufactured off-site and transported to the point of use for installation or erection, with or without other specified components, as a finished building. "Modular building unit" does not

apply to temporary structures used exclusively for construction purposes, nonresidential farm buildings, or ready-removables that are not modular structures;

(9) "Ready-removable" means a structure without any foundation, footings, or other support mechanisms that allow a structure to be easily relocated but which may include electrical wiring. Ready-removable structures include, but are not limited to, stadium press boxes, guard shelters, or structures that contain only electrical, electronic, or mechanical equipment that are solely occupied for service or maintenance of such equipment; and

(10) "Structure" means any building or improvement and its components, systems, fixtures, and appurtenances at the time of completion or construction.

HISTORY: Acts 1985, ch. 309, § 3; 1987, ch. 120, §§ 14-16; T.C.A., § 68-36-303; Acts 2007, ch. 232, §§ 2, 3; 2012, ch. 589, §§ 1, 2.

68-126-311. Requirements for ready-removables with electrical wiring.

(a) Ready-removables with electrical wiring must still meet applicable state and local electrical permitting requirements, local building permitting requirements, and have hardwired smoke alarms installed in accordance with the manufacturer's instructions.

(b) No ready-removable shall be modified for use as residential, recreational, or emergency housing in this state.