



TN Senate Bill No. 2100

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# Third Party Bill

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Plans Review and Inspections



# TN Senate Bill 2100



Bill signed by Governor Bill Lee on April 23rd.

Effective Oct 1, 2024



# Summary



Allows and outlines the procedure for Third Party plans review and inspections in all municipalities in Tennessee, exempt jurisdictions and otherwise.

Third-Party plans examiner will be required to be registered with the State Fire Marshal's Office as one of the following

- . Registered Architect
- . Registered Engineer
- . Certified by ICC or NFPA as a plans examiner for the type of plans being examined.

Third-Party inspectors will be required to be registered with the State Fire Marshal's Office as one of the following

- . Registered Architect
- . Registered Engineer
- . Certified by ICC or NFPA as an inspector for the type of inspection being performed pursuant to 68-120-113 or 68-120-118

# Basic Breakdown Plans Review



Read full Bill summary [HERE](#).

Third Party plans review allowed in all jurisdictions.

A list of required submissions is listed in the Bill in section 3(2)(A)

- Municipalities receive third party plans review and have 10 days to either
  - Accept and proceed to permit issuance
  - Reject with a list of deficiencies
  - Request more information
- All local plans review [fees](#) still apply
- If municipalities cannot respond within allotted 10 day period fees will be refunded and the review will proceed to the State Fire Marshal's Office where the same timeline and options apply.

# Basic Breakdown Inspections



Read full Bill summary [HERE](#).

Third Party inspections allowed in all jurisdictions.

A list of required submissions is listed in the Bill in Section 3(3)(A).

- Inspection reports must be submitted within 10 days of performed inspection.
- Municipalities receives third party inspection report and have 10 days to either
  - Accept and approval of inspection documented
  - Reject with a list of deficiencies
  - Request more information
- If municipalities cannot respond within allotted 10 day period the review will proceed to the State Fire Marshal's Office where the same timeline and options apply.

# City of Knoxville clarifications



- . COK Plans Review and Inspections will provide a standardized form to submit so Reviews and Inspections are submitted in a consistent manner.
- . For inspections [IBC 110.6](#) applies.
  - . 110.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official.

# Goals of our Department Plans Review



Current Review Benchmarks are set in our department to provide the most efficient plans reviews.

Review Benchmarks based on Valuation

- . 7 days - All residential projects reviewed under the IRC
- . 14 days - All commercial project under \$500k
- . 21 days - All commercial projects \$500k - \$20M
- . 30 days - All commercial projects greater than \$20M

# Goals of our Department Inspections



## **NEXT DAY INSPECTIONS!!!**

The department works to maintain this standard.

Inspections must be scheduled by 2PM on the day prior to request.