### TN Senate Bill No. 2100

## Third Party Bill

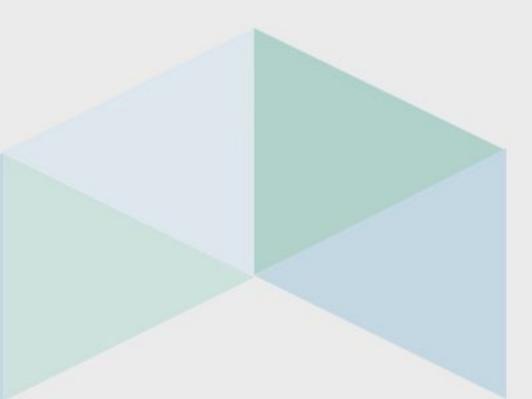
Plans Review and Inspections



### **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 <u>HERE</u>.

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 <u>fees</u> still apply
- timeline and options 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



## **Basic Breakdown Inspections**

Read full Bill summary <u>HERE</u>.

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 <u>IBC 110.6</u> 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.

