

Tanya Bell  
Building Official



Mak Russell  
Assistant Director

## BUILDING CODES DEPARTMENT RUTHERFORD COUNTY CODE ENFORCEMENT

**Property Owner(s):** Richard Stephen and Lisa Marie Robbins

**Occupant:** John Buchanan

**Location of Property:** 7607 Midland Rd., Christiana, TN 37037 (Parcel #: 169-026.05-000)

**Code Enforcement Case #:** CE25-0274

**Date of Notice:** October 31, 2025

**Method of Service:** USPS

In January of 2021 a residential accessory building permit, #89091, was issued for a 5,600 SF garage/storage building at the above referenced property. On March 31, 2025, the permit was updated to void in our system pursuant to the **2018 International Building Code, Section R105.5 Expiration**. Research reflected that no inspections after the slab inspection had been performed. Recently this office received information indicating the building was illegally finished as living space and a follow-up inspection validated the claim.

*In accordance with IRC R113.1, Unlawful Acts, It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code. **This building cannot be occupied until a decision has been made as to the use of the building and the steps following that option have been completed.***

### OPTION A

The following items will be required to be completed to have the structure approved as an Accessory Dwelling Unit (ADU) which permits occupation:

- Obtain approval of the ADU through the Rutherford County Planning Department, which will include signing a Declaration of Covenant and recording it with the Register of Deeds Office.
- Provide Building Codes with verification of connection to Sub Surface Disposal System (SSDS) and the capacity of such system.
- Obtain all applicable permits from Building Codes (e.g. plumbing, mechanical, gas, change of use).
- Permanently remove the garage door.
- Obtain an evaluation of the structure from a certified Structural Engineer and submit the report to Building Codes. The report should include:
  - Any suggested repairs and/or modifications to the structure.

- A final statement confirming that the structure meets the 2018 International Residential Code for a single-family dwelling.
- Identify anchorage to a permanent foundation (either slab or continuous footing with foundation wall. The unit may not be placed on 'runners' or stacked block.
- Provide Building Codes with a passing electrical inspection certificate. If an electrical inspection has not been carried out, contact the State Fire Marshals Office. They will likely require an electrical engineer's report, if the electrical was covered up without inspections.
- Apply for and pay the Rutherford County School Facilities Tax, which is levied at \$1.50 /sf of floor space.
- An Indemnification letter will need be signed and then notarized for any non-life-safety items that are covered up and cannot be verified, such as insulation, plumbing, etc.
- A life safety inspection will be completed by Rutherford County Building Codes where items such as emergency egress, hazardous glazing, smoke detection, etc. will be verified.

#### **OPTION B**

If the structure will be used for storage or conditioned space (e.g. man cave) only (not occupied overnight), the following items need to be completed:

- Bathrooms may remain but verification of connection to SSDS, and the capacity of such system will need to be provided to Building Codes.
- Completely remove the bedroom and kitchen.
- Obtain an evaluation of the structure from a certified Structural Engineer and submit the report to Building Codes.
- All applicable permits should be obtained from Building Codes (e.g. plumbing, mechanical, gas).
- Provide Building Codes with a passing electrical inspection certificate. If an electrical inspection has not been carried out, contact the State Fire Marshals Office. They will likely require an electrical engineer's report, if the electrical was covered up without inspections.
- Apply for and pay the Rutherford County School Facilities Tax, which is levied at \$1.50 /sf of floor space.
- A final inspection will need to be completed by Rutherford County Building Codes.

Please reach out to Mark Russell or me with any questions that you have as you work through the attached steps.

*Tanya Bell /kw*

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