

**AN ORDINANCE REQUIRING EACH OWNER OR OPERATOR OF  
A ROOMING HOUSE OR BOARDING HOUSE  
TO OBTAIN AND MAINTAIN  
A PERMIT FROM THE TOWN OF SPRING HILL,  
IMPOSING CERTAIN STANDARDS ON THE BUILDINGS  
DEVOTED IN WHOLE OR IN PART TO SUCH USE  
AND GRANTING THE BUILDING INSPECTOR  
CERTAIN AUTHORITY FOR INSPECTIONS  
AND ABATEMENT OF UNSAFE OR UNSANITARY CONDITIONS**

BE IT ORDAINED by the Board of Mayor and Aldermen of the  
Town of Spring Hill:

SECTION 1:(a) The Board of Mayor and Aldermen hereby  
declares that it finds that the general safety, health and welfare  
of its citizens and those that might occupy boarding houses could  
be compromised if persons engaged in renting rooms to such persons  
allow or permit such properties to be maintained in unsafe or  
unsanitary conditions. The Board of Mayor and Aldermen does  
thereby hereby adopt this ordinance to regulate all entities  
engaged in the business of owning or operating rooming or boarding  
houses in order to prohibit, abate, suppress, and prevent unsafe  
and unsanitary conditions from existing in the buildings committed  
to such use so that they shall not be, or likely to be, detrimental  
to the health, morals, comfort, safety, convenience or welfare of  
any of the inhabitants of the Town of Spring Hill.

(b) This ordinance is adopted pursuant to the authority  
of Section 6-2-201(20), (22), (23), and (25) Tennessee Code  
Annotated.

SECTION 2: Before any building or any part of any building may be used for housing occupants as a boarding house or rooming house, such facility must meet the following requirements:

(a) Any room to be occupied by one person shall have a minimum of seventy square feet of floor space and an additional fifty square feet of floor space for each additional person that will occupy the same room.

(b) The facilities must provide at least one bathroom for each four sleeping rooms. The bathroom must contain at least a bath tub or shower and a wash basin both of which must provide hot and cold running water. Each bathroom must have at least thirty square feet of floor space with no dimension being less than four feet.

(c) Each room occupied for sleeping purposes shall have at least one window opening directly to the outdoors which shall be of such size that its area is at least eight percent of the floor area in such room.

(d) The maximum distance of travel to reach an exit from any sleeping facility shall not exceed thirty feet.

(e) Each room shall have a ceiling at least seven feet high and each such room must have one working smoke detector.

(f) All space devoted to housing occupants as a rooming house or boarding house must meet all of the requirements in any housing code adopted by the Board of Mayor and Aldermen of the Town of Spring Hill.

SECTION 3: No entity shall use any portion of a building for housing occupants as a rooming or boarding house without first having obtained a license from the Building Inspector of the Town of Spring Hill.

SECTION 4: Each applicant for a license must complete and submit an application form to the Building Inspector, who, before granting any permit under this Ordinance, shall inspect the premises to determine if the building complies with the minimum requirements set forth herein.

SECTION 5: The Building Inspector is granted the authority at all reasonable times to inspect any premises any portion of which is used for the maintenance of a rooming house or boarding house to determine if it complies with the requirements of this ordinance. If such inspection reflects any violation or other condition rendering the same unfit for human occupancy, the Building Inspector is hereby authorized to institute such proceedings as the Building Inspector deems appropriate for the enforcement of this ordinance, either by a warrant issued out of the Spring Hill City Court or by institution of appropriate proceedings in the Chancery or Circuit Court of Maury County Tennessee.

Section 6: There is hereby imposed a fee of \$50.00 for the issuance of a permit under this ordinance which shall be in such form as the Building Inspector may prescribe. Such license or permit must be displayed in an appropriate place within the

building any portion of which is devoted to use as a rooming house or boarding house.

Passed and adopted on this 21 day of November 1994.

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FREEMAN COWHERD, MAYOR

ATTEST:

June Quirk  
JUNE QUIRK, RECORDER

LEGAL FORM APPROVED:

Robin S. Courtney  
ROBIN S. COURTNEY,  
TOWN ATTORNEY

Passed on 1st Reading: 10-17-1994  
Passed on 2nd Reading: 11-21-1994