

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 Revenue Code.

Sincerely,

Gary Farley

Director
Electrical, Building and Marina Sections