

# RESIDENTIAL BUILDING PERMIT IMPORTANT NOTICES



## DEPARTMENT OF COMMERCE & INSURANCE STATE FIRE MARSHAL

### Please Read:

This is a building permit ONLY! This is not:

- zoning approval;
- grading or fill approval;
- determination of floodplain compliance;
- septic or sewer permit; or
- electrical permit

The issuance of a permit shall not be construed to be a permit for, or an approval of, any violation of any state law or regulation or any local ordinance and any such permit shall not be valid. A permit only gives the right to build if you are in compliance with all other state laws and regulations and local ordinances.

Inspections. Permittee is solely responsible for scheduling inspections. The following inspections will be required under this:

- Footing or monolith slab (schedule a minimum of 1 business day in advance)
- Slab other than Monolith (if applicable) (schedule a minimum of 1 business day in advance)
- Rough In (schedule a minimum of 3 business days in advance)
- Final (schedule a minimum of 3 business days in advance)
- Plumbing and mechanical after October 1, 2011

Cancellations must be called in a minimum of three hours in advance of the scheduled inspection time.

Any inspection may be waived if an inspection letter approving the work is signed and submitted by an Architect or Engineer currently registered in the State of Tennessee.

Consultation inspections and temporary certificates of occupancy shall also require an additional fee of \$100.

Re-inspections. In the event more than one rejection is issued during the building inspection process, an additional inspection must be obtained for each subsequent rejection and an additional fee of \$100 must be paid.

Inspections do not warrant workmanship. Inspections performed by any employee, agent or contractor of the State of Tennessee are performed solely for purposes of enforcement of the applicable building codes on the date of the inspection which may utilize a spot check performance standard, and do not provide comprehensive home inspection services, which are the responsibility of the owner.

A Certificate of Occupancy must be issued prior to use.

Duplicate Permits. Upon completion of a request form prescribed by the Department, a duplicate original permit may be obtained for a fee of \$10 in the event of a loss or destruction thereof.

General Contractor or Owner Permit Changes. If during the construction process a property owner decides to hire a contractor, or there is a change of contractor, a new permit must be obtained. Any refund of inspections fees must be requested from the state fire marshal's office.

Pursuant T.C.A. § 62-6-103, an owner of property may construct a single residence, once every two (2) years, for their own use, as long as it is not for resale, lease or rent. However, anyone hired by the homeowner would be considered a "prime" contractor or a construction manager, and they would not be exempt from the license requirements, should their portion be in the amount of \$25,000 or more. To ensure the contractor is properly licensed with the correct license classification and monetary limit, please check with the Contractor's Board at 1-800-544-7693 or search <http://verify.tn.gov>

Permit Duration. A building permit shall be void if the authorized work is not commenced within 180 days after its issuance. If the work authorized by a permit is commenced and then suspended or abandoned for a period of 180 days a building permit shall be void. Permits expire upon completion of the work and every building permit shall expire 2 years from the date of issue or upon the issuance of the certificate of occupancy, unless: (1) the inspector determines that substantial progress has been made in the work authorized by the permit; and (2) the permit holder is granted an exception after submitting a written request to the Commissioner of Commerce and Insurance, or designee thereof.

For frequently asked questions about the state residential building permits, see <http://tn.gov/commerce/sfm/homebuilding>. For questions not answered on the website, call 615-532-5747.

Call 1-866-283-6191 and select Option 2 to schedule an inspection. Only permittee may schedule an inspection.