

CHEATHAM COUNTY BUILDING & CODES DEPT.
REQUIRED PERMITS & INSPECTIONS
(Revised July 22, 2024)

It shall be unlawful to commence the excavation for or the construction of any building or other structure, including accessory structures, to commence the moving, alteration, or repair of any structure, including expansion, including accessory structures, to use a building or structure, or to commence the filling of land without a permit therefore, issued by the Building Department.

Homeowners constructing their own home are responsible for full code compliance with the adopted International Residential Code and other applicable codes.

No building or structure shall be used or occupied until the *building official* has issued a **Certificate of Occupancy**.

REQUIRED PERMITS

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, including accessory structures and the grading and filling of land, shall first make application to obtain the required permit.

- **Electrical Permits** are issued separately by the **State of Tennessee Dept. of Commerce and Insurance** [Electrical Permits \(tn.gov\)](https://www.tn.gov/electricity)
- **Subsurface Sewage Disposal Permits** are issued separately by the **State of Tennessee Dept. of Environment and Conservation**. [Septic Systems Permits \(tn.gov\)](https://www.tn.gov/environment)

SIGNS

No sign or sign structure, except as provided in the Cheatham County Zoning Resolution Sections I (exempt signs) and N (nonconforming signs), shall be erected, displayed, altered, relocation, or replaced until a sign permit has been issued. For the purpose of this ordinance, all signs are considered accessory uses of real property and shall be located on the premises of the principal use to which they pertain. Sign permit fees based on the SBCCI Appendix B plus a \$50.00 base application fee.

GRADING / FILLING / LAND DISTURBANCE

Approval from the Cheatham County Highway Superintendent is required for any Grading & Fill Operations. After approval from the Cheatham County Highway Superintendent the applicant will need to apply for a Grading Permit from the Building & Codes Dept.

A Grading Permit is required for any person to fill or excavate a parcel of land if the grade or elevation of such parcel will be changed enough to result in an increase or decrease in the volume or rate of surface water flow from or onto the land of another. Filling or excavating in the minimum amount required for the preparation of the foundation for a building or structure shall not require a Grading Permit; nevertheless, any other permit or permits required by this Resolution or other laws of Cheatham County shall be obtained before beginning foundation preparation. Fill material must consist of "suitable fill" or rock and dirt only. **NPDES Stormwater Construction Permits from the Tennessee Dept. of Environment and Conservation** are required when operators of construction sites involving clearing, grading or excavation that result in an area of disturbance of one or more acres, and activities that result in the disturbance of less than one acre if it is part of a larger common plan of development or sale.

SWIMMING POOLS & SPAS

An outdoor swimming pool, including an in-ground, above-ground or on- ground pool, hot tub or spa, shall be surrounded by a barrier which shall comply with the **2018 International Swimming Pool & Spa Code**. In addition to other code requirements a **Pool Alarm** is required per **Title 68, Chapter 14, Part 8 of the Tennessee Code Annotated**. Swimming pool permits will not be issued until proof of purchase of the pool alarm is presented.

RESIDENTIAL PERMITS

Residential Building Permits are required for single-family houses, two-family houses (duplexes) and buildings consisting of three or more townhouse units. All buildings within this scope are limited to three stories above grade plane. The fee \$0.60 per square foot plus an additional \$0.50 per square foot for all heated & cooled space, including unfinished basements or bonus rooms.

COMMERCIAL PERMITS

Commercial Building Permits are required for all occupancies, including one and two-family dwellings and townhouses that are not within the scope of the required Residential Permit. Commercial Building permit fees are \$50.00 plus the applicable fee schedule of the 1997 SBCCI Appendix B.

DECKS

Decks without a roof are required a building permit at \$0.30 per square foot. Decks with a roof are permitted as a new addition at \$0.60 per square foot.

Exempt from Permitting: Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above *grade* at any point, are not attached to a *dwelling* and do not serve the required exit door.

ACCESSORY STRUCTURES

The first Accessory Structure on a parcel of property is excluded from permitting if the Accessory Structure does not exceed two hundred (200) square feet. Accessory structures must be out of the required front setback and at least five feet from any side or rear setback.

Within any Agricultural or Residential Districts, accessory structures will be permitted on lots with a minimum of fifteen (15) acres prior to the construction of a principal building on the lot. Any accessory use or building located on a lot under this section shall conform with provisions of this resolution as related to use and dimensional requirements. Accessory structures must be out of the required front setback and at least five feet from any side or rear setback.

There will be an inspection to verify setbacks and a final inspection to verify the construction has been completed.

AGRICULTURAL BUILDINGS & POLE BARNs

Agricultural buildings supporting a commercial farm may be exempt from certain requirements for Building Permits. The Cheatham County Building & Codes Dept., recommends making application for a Building Permit for Agricultural buildings but there is no Permit Fee. There will be an inspection to verify setbacks and a final inspection to verify the construction has been completed.

TINY HOMES & OFF-SITE CONSTRUCTION

All exterior walls shall be supported and attached on continuous solid or fully grouted masonry or concrete footings and meet the minimum requirements of the current adopted International Residential Code. Building Permits will not be issued unless Building plans and specifications meeting the minimum standards of the current adopted International Residential Code are attested by a State of Tennessee Licensed Engineer, Architect or a Third Party Inspection Firm. Residential permit fees apply to Off-Site Construction permitting

MOBILE, MAUFACTURED, & MODULAR HOMES

A Building Permit is required for all Mobile, Manufactured, & Modular Homes. A flat rate of \$250.00 is required for all Mobile Homes (single wide) and will include the applicable adequate facilities tax. Residential permit fees will apply to Manufactured & Modular Homes.

The Manufactured Housing and Modular Buildings Section is the Primary Inspection Agency, to administer certain aspects of the National Manufactured Housing Construction and Safety Standards Act of 1974 (the Federal Act). The Cheatham County Building & Codes Dept., will inspect footings, piers, decks, and landings on Mobile, Manufactured, & Modular Homes.

REQUIRED INSPECTIONS

Footing Inspection: after trenches or *basement* areas are excavated and any required forms erected and any required reinforcing steel is in place and supported prior to the placing of concrete. All exterior footings shall be placed at least 12 inches (305 mm) below the undisturbed ground surface.

Foundation Inspection: Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below *grade*. The finished *grade* of under-floor (crawl-space) should provide a positive drainage system.

Framing / Mechanical / Plumbing (rough-in): To be made after the roof, all framing, fire blocking and bracing are in place and all pipes, chimneys and vents are completed and plumbing, wiring and HVAC rough in.

Insulation Inspection: To be made after Framing Inspection.

Final Inspection: To be made after the building is complete and ready for occupancy.

Other Inspections: For onsite construction, from time to time the *building official*, upon notification from the *permit* holder or his agent, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the *permit* holder or his or her agent wherein the same fails to comply with this code.