

## RESIDENTIAL BUILDING PERMIT IMPORTANT NOTICES



### MONTGOMERY COUNTY BUILDING & CODES DEPARTMENT

#### **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
- Plumbing/Electric 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 inspection will be required under this:

- Footing or monolithic slab
- Slab other than monolithic (if applicable)
- Foundation
- Rough In plumbing (if applicable)
- Framing
- Final plumbing (if applicable)
- Final

**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 \$50.00 must be paid prior to re-inspection.

**Inspections do not warrant workmanship.** Inspections performed by any employee 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 requested and issued prior to occupying.**

**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.

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 \$25,000.00 or more. To ensure the contractor is properly incensed with the correct license classification and monetary limit, please check with the Contractor’s Board at 1-800-544-7693 or search <http://licsrch.state.tn.us>

**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 1 year 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 Building Commissioner.

**Please call: 931-648-5718 to schedule an inspection. The permittee is responsible for any and all inspections.**