



What is a Building Permit?

A Building Permit is a type of authorization required by the City to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure.

When is a Building Permit required?

A Building Permit is required for all work with the exception of the following:

1. Fences.
2. Roofing only where the first layer of shingles is kept intact and the second layer of shingles is applied.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Guttering.
5. Siding.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment accessory to detached one- and two-family dwellings.

Who can get a Building Permit?

Homeowners, State of Tennessee Licensed Home Improvement Contractors, or State of Tennessee Licensed General Contractors

- A homeowner may obtain a Building Permit to perform work, without a license, at their **primary** place of residence when the property or dwelling is **NOT** for resale, lease, or rent.
- Homeowners may perform plumbing, mechanical, or electrical work at their **primary** place of residence in connection with an issued Building Permit provided the necessary prerequisites and all permits are obtained when the property is not for resale, lease, or rent.
- The homeowner will be required to sign an affidavit certifying that they currently live at the address, that all basic utilities (water, electricity, & sewer) are in service, and that the described work is **NOT** being performed with the intent to sell, lease, or rent the property or dwelling.
- State law provides that an owner of property may construct a single residence once every two years, for their own use, and not for resale, lease, or rent. There shall be a rebuttable presumption that the owner of property intends to construct for the purpose of resale, lease, rent or any other similar purpose if more than one (1) application is made for a permit to construct a single residence or if more than one (1) single residence is constructed within a period of two (2) years. (T.C.A. §62-6-103)
- Additions and repairs to single family residences, or dwelling unit for one (1), two (2), three (3), or four (4) dwelling units whose valuation is in the range of \$3,000 to \$24,999.99 must be performed by a State of Tennessee Home Improvement Contractor or a State of Tennessee General Contractor when the property or unit is intended for resale, lease, or rent.

- All building construction for single family residences that exceeds \$24,999.99 **MUST** be performed by a State of Tennessee Licensed General Contractor with the appropriate classification and monetary limit when the property or unit is intended for resale, lease, or rent.
- Building construction for multi-family and commercial structures whose valuation is less than \$25,000.00 may be performed by the owner, an unlicensed contractor, or State of Tennessee Licensed General Contractor.
- All building construction for multi-family or commercial structures that exceeds \$24,999.99 **MUST** be performed by a State of Tennessee Licensed General Contractor with the appropriate classification and monetary limit.
- Separate permits must be obtained for any electrical, plumbing, gas, and mechanical work being performed. In most cases the work must be completed by a City of Knoxville licensed contractor. Specific questions regarding the sub-trade permit process should be directed to the Chief Electrical Inspector at 865-215-3285 or the Chief Plumbing/Gas/Mechanical Inspector at 865-215-3109.

Any Work Commencing Without The Appropriate Permit Will Be Charged A Double Fee