

Building & Inspections Department:

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Adopted Codes

International Building Code	2012
International Mechanical Code	2012
International Plumbing Code	2012
International Electrical Code	2017
International Residential Code	2012
International Existing Building Code	2012
International Fuel Gas Code	2012
International Energy Code	2012
ADH Standards for Accessible Design	2010

How to:

**BUILD A NEW
HOUSE IN
MORRISTOWN**




City of Morristown


City of Morristown

Everything you need to know to build a new home in the City of Morristown

Where can you build?

- 1) Check the **Zoning Map** on the City's website www.mymorristown.com or talk to a city planner to ensure residential use is permitted where you want to build.
- 2) Check the **Zoning Map** for location of FEMA flood plain.
- 3) Check the **Zoning Ordinance** for required setbacks to ensure the house will fit on the lot.

Call the Inspections or Planning Department (423-585-4620) for assistance.

**** City staff does not enforce deed restrictions, Homeowners Association covenants or neighborhood rules. Applicant should investigate all these as well. ****

When is a permit required?

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 shall first make application to the building official and obtain the required permit.

Essentially, any new construction, addition or renovation requires a permit. Minor design changes and routine maintenance would not. If in doubt call the Inspections Department to confirm.

What kinds of permits will be necessary?

Building permit: Requires inspections for: footer, foundation, slab, fire caulking, insulation, roofing and a final inspection prior to issuance of certificate of occupancy. A building permit is required for **retaining walls** exceeding 4 feet in height. A building permit is required for **residential fences** exceeding 7 feet in height. Place fences inside property lines, away from right-of-way and not blocking visibility.

Mechanical permit: For all HVAC systems, rough in and final inspections

Electrical permit: For electrical service, temporary pole, rough in and final inspections

Plumbing permit: For all connections, fixtures (include a list with application), rough in and final inspections

Gas permit: For connections, fixtures, rough in and final inspections

Driveway permit: Required for new driveways and for widening existing driveways. Deposit is fully refundable upon completion

Detached Accessory Structure permit: For swimming pools (in-ground and above-ground) garden/ storage sheds, detached garages, carports etc. Must meet setbacks and have MUS approval.

Who can purchase permits?

Pursuant to TCA, an owner of a property may construct a single residence once every two years for **personal** use (not for resale, rent or lease) without being a licensed contractor. However, anyone hired by the homeowner whose portion is \$25,000 or more would **not** be exempt from contractors' licensing requirements.

Licensed and insured contractors must obtain mechanical, electrical, gas, plumbing and driveway permits.

What do you need to apply for a permit?

Bring a site layout showing the way the house and driveway will be situated on the lot. Be sure to include **all measurements from all property lines**. The correct mailing address will be assigned based on this layout.

Include floorplan, elevations and fixture lists for plumbing and gas permits.