



Please contact us with any questions regarding:
Building Codes
Zoning Regulations
Permits & Inspections
Plan Review



Know what's below.
Call before you dig.



The Planning & Codes Department exists to provide a safe and attractive community for the residents and visitors alike of Fayetteville, by facilitating the development of a well designed, efficient, healthy and safely built environment. This enhances community identity, while working to maintain the traditional past and promoting sustainable development. We work to evaluate our policies and make necessary changes to keep current with larger communities while striving to maintain a harmonic balance of the traditional past and the ever-growing future.



Fayetteville
TENNESSEE
 Established 1809

Compliments of:
The City of Fayetteville
Planning & Codes Department

Director: *Kristi Gentry*
 Building Inspector: *Jack Williams*
 Property Maintenance Inspector: ... *Jill Smith*

This brochure is not intended to give you every scenario, just an overview of permitting. You should always check with our Planning & Building Codes Department before beginning your project! You can visit our website at: WWW.FAYETTEVILLETN.COM

WHEN DO I NEED **A BUILDING** **PERMIT?**



Planning & Codes **Department**

110 Elk Avenue South
 Fayetteville, TN 37334



Tel: 931-433-2565
www.fayettevilletn.com

Office Hours:
 Monday-Friday
 7:30 a.m. – 4:00 p.m.

PERMIT REQUIRED:



(INCLUDING BUT NOT LIMITED TO)

- ALL NEW CONSTRUCTION THAT WILL HAVE OCCUPANCY
- ENLARGING, ALTERING OR REPAIRING AN EXISTING BUILDING OR STRUCTURE
- MOVING OR DEMOLITION OF AN EXISTING BUILDING OR STRUCTURE
- A CHANGE IN OCCUPANCY
- ACCESSORY STRUCTURES (GARAGES, SHEDS, etc.) GREATER THAN 200 sq. ft.
- FENCE/WALL INSTALLATION OR ALTERATION
- WINDOW REPLACEMENT (**VERIFY ENERGY PERFORMANCE RATING BEFORE PURCHASE**)
- ALL ROOFING AND RE-ROOFING
- DECK CONSTRUCTION/ALTERATIONS
- SWIMMING POOLS
- SIGN INSTALLATION
- ERECT, INSTALL, ENLARGE, ALTER, REDESIGN, OR CONVERT ANY OF THE FOLLOWING:
 - ELECTRICAL SYSTEM
 - MECHANICAL SYSTEM (HVAC)
 - PLUMBING SYSTEM

PERMIT APPLICATION:



1. PROVIDE A 911 ADDRESS FOR THE PROPOSED PROJECT LOCATION
2. DESCRIBE THE WORK TO BE PERFORMED
3. INDICATE THE USE AND OCCUPANCY FOR WHICH THE PROPOSED WORK IS INTENDED
4. SUBMIT CONSTRUCTION DOCUMENTS AND OTHER REQUIRED BUILDING INFORMATION
5. DISCLOSE JOB AMOUNT (LABOR & MATERIAL)
6. PROVIDE CONTRACTOR INFORMATION (**PROOF OF LICENSE AND INSURANCE**) IF REQUIRED
7. SIGN THE PERMIT AS THE APPLICANT OR THE APPLICANT'S AUTHORIZED AGENT
8. PAY PERMIT FEES (BY CASH, CREDIT/DEBIT CARD OR CHECK)

PERMIT NOT REQUIRED:



(INCLUDING BUT NOT LIMITED TO)

- ONE-STORY DETACHED ACCESSORY STRUCTURES.... (EX. TOOL SHEDS, STORAGE SHEDS, PLAYHOUSES) PROVIDED SAID STRUCTURE IS NOT GREATER THAN 200 sq. ft.
- SIDEWALKS AND DRIVEWAYS NOT MORE THAN 30" ABOVE SURROUNDING GRADE AND NOT PART OF AN ACCESSIBLE ROUTE
- ANY DECK THAT IS NOT GREATER THAN 200 sq.ft. AND NOT MORE THAN 30" ABOVE FINISH GRADE
- PAINTING
- PAPERING
- TILING
- CARPETING
- CABINETS
- COUNTERTOPS
- MISC. TRIM AND FINISH WORK
- SWINGS AND OTHER PLAYGROUND ACCESSORIES FOR DETACHED ONE AND TWO-FAMILY DWELLINGS
- RESIDENTIAL SWIMMING POOLS THAT ARE LESS THAN 24" DEEP, DO NOT EXCEED 5,000 GALLONS AND ARE INSTALLED ENTIRELY ABOVE GROUND.....(**ALL SWIMMING POOLS MUST CONFORM TO THE BARRIERS, GATES, LATCH AND ALARM CODES SET BY 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE**)
- **ELECTRICAL:** MINOR REPAIRS AND MAINTENANCE (REPLACEMENT OF LAMPS OR APPROVED PORTABLE ELECTRIC EQUIPMENT)
- **GAS:** PORTABLE HEATING APPLIANCE, REPLACEMENT OF ANY MINOR PART THAT DOES NOT ALTER OR MAKE EQUIPMENT UNSAFE (**GAS INSPECTIONS ARE REQUIRED THROUGH F.P.U.**)
- **PLUMBING:** REPLACE COMMODOES OR WATER HEATER. STOPPING LEAKS OR CLEARING STOPPAGES. (**UNLESS THE EXISTING PLUMBING SYSTEM IS REDESIGNED**)
- **MECHANICAL:** REPLACE SYSTEM. (**UNLESS EXISTING SYSTEM IS REDESIGNED**)



FREQUENTLY ASKED QUESTIONS

Q: HOW MUCH DOES MY PERMIT COST?

A: The cost is based on the job type and/or valuation.

Q: HOW LONG WILL MY PERMIT BE VALID?

A: The Building Inspector will determine the life of a permit

Q: HOW DO I PAY FOR MY PERMIT?

A: Full payment will be made upon obtaining your permit, using cash, check or credit/debit card.

Q: WHAT DOCUMENTS ARE NEEDED FOR A PERMIT?

A: 1. CONSTRUCTION DRAWINGS/DOCUMENTS
2. CONTRACTOR INFORMATION (**PROOF OF LICENSE AND INSURANCE**)
3. ANY ENGINEERED DRAWINGS STAMPED AND CERTIFIED BY REGISTERED DESIGN PROFESSIONAL
4. ANY STRUCTURAL INFORMATION, DESIGN OF FLOOD ELEVATIONS AND OTHER RELEVANT CONSTRUCTION DOCUMENTS

Q: WHEN IS A CONTRACTOR'S LICENSE REQUIRED?

A: Anyone performing work valued at \$25,000 or greater must meet contractor's licensing requirements

Q: HOW DO I CHECK MY CONTRACTOR'S LICENSE STATUS?

A: You can check online at verify.tn.gov

Q: WHO IS RESPONSIBLE FOR SCHEDULING INSPECTIONS?

A: The permit holder is solely responsible!!!

Q: WHAT BUILDING CODES DO I FOLLOW?

A: The City of Fayetteville has adopted the 2018 International Building Codes.

Q: HOW DOES A BUILDING PERMIT BENEFIT ME?

A: in a word: **PROTECTION!** A building permit and the inspections that accompany it protect you and future owners. It protects your neighbors. It protects your contractor. It protects the city. Also, evidence of permits and inspections may be required in an insurance claim or property sale. **ALL OF THIS ADDS UP TO PROTECT YOUR PROPERTY AND ITS VALUE!!**