

BUILDING PERMITS

WHEN A PERMIT IS REQUIRED

*****Please Note: A Zoning permit is required for ALL structures-
Contact the Zoning Administrator at 276-773-2471**

1. Construction or demolition of a building or structure, including the installation or altering of any equipment regulated by the USBC for a change of occupancy. Application for a permit shall be made when a new certificate of occupancy is required under Section 103.3
2. Movement of lot lines that increase the hazard to or decreases the level of safety of an existing building or structure in comparison to the building code under which such building or structure was constructed.
3. Removal or disturbing of any asbestos containing materials during the construction or demolition of a building or structure, including additions.

EXEMPTIONS FROM PERMITS

1. Low voltage wiring (less than 50 volts) for network powered broadband communications systems, except when installed in a plenum, penetrate fire rated or smoke protected construction or a component of any of the following:
 - Fire alarm system
 - Fire detection system
 - Fire suppression system
 - Smoke control system
 - Fire protection supervisory system
 - Elevator fire safety system
 - Fire damper
 - Door control system
2. One story detached accessory structures used as tool and storage sheds, playhouses provided the floor area does not exceed 200 sq. ft. and the structures are not accessory to a group for its occupancy.
3. Detached prefabricated buildings housing the equipment of a publicly regulated utility service provided the floor area does not exceed 150 sq ft.
4. Tents or air supported structures under 900 sq ft. or less and occupant load of 50 or less.
5. Fences as privacy walls not part of a building or structure or a barrier for a swimming pool provided such fences and privacy wall do not exceed 6 ft. in height above the finished grade.

6. Retaining wall supporting less than 2 ft of unbalanced fill; this exemption shall not apply to any wall impounding class I, II or III. A liquids or supporting a surcharge other than ordinary unbalanced fill.
7. Swimming pools that have a surface area not greater than 150 sq. ft. do not exceed 5000 gallons and are less than 24 inches.
8. Ordinary repairs not including the cutting of any way, partition or portion thereof (ii) the removal or change of any structural beam or load bearing support (iii) removal or change if any required means of egress (iv) rearrangement of part of a structure affecting the egress requirements (v) the addition to, alteration if replacement of or relocation of any standpipe , water supply, sewer, drainage, drain leader, gas or oil, solid waste, vent or similar piping, electrical wiring or mechanical work or (vi) any other work affecting public health or general safety.

Ordinary repairs shall include the following:

1. In residential occupancies R-3, R-4 and R-5 floor coverings or porch flooring, windows, doors, electrical switches, electrical outlets, light fixtures or ceiling fans, replacement of roof coverings or siding or the installation of siding provided the building or structures are not subject to wind speeds greater than 100 miles per hour determined in accordance with applicable requirements with this code. Installation of cabinets, painting replacement of interior floor finish or interior covering materials, or both, and repair of plaster interior wall covering.
9. Agricultural buildings which include:
 - Livestock shelters or buildings, including shade structures and milking barns.
 - Poultry buildings or shelters
 - Barns
 - Storage of building equipment and machinery used exclusively in agriculture.
 - Horticultural structures, including detached production greenhouses and crop protection shelters.
 - Grain silos
 - Stables