

Sumner County Required Inspections

* Changes will become effective on June 1st 2016

Inspections Call-in Order –

1. Footing/Plumbing under slab
2. Foundation walls if any portion of the building is 64" or greater below grade
3. Rough-in Plumbing/Mechanical
4. Framing/Sheathing
5. Final Plumbing/Mechanical
6. Final Inspection

(Structural)

- 1) Footings
- 2) Foundation walls (A foundation wall inspection is required when any portion of a CMU or CIP concrete wall will be 64 inches below finish grade).
- 3) Turn Down Slabs/ Slab-on-Ground with Stem Walls and Spread Footings/Post Tension Slabs, etc.
- 4) * Sheathing (Sheathing inspections are no longer required if the continuous sheathing method is used). A Continuous Sheathed Structure as pertaining to residential construction is hereby defined as: 7/16 inch OSB or equivalent fastened every 6 inches on edges and 12 inches in field with minimum 8d common nails to all exterior top and bottom wall plates and all other framing components such as studs, rim joist, band joist, and blocking.
- 5) Framing (Foundation drainage/waterproofing of basement walls will be observed during framing inspection).
- 6) Final (Final inspection shall be made after the permitted work is complete and prior to occupancy)
- 7) Existing Homes (Building Permits are required for upgrades that involve structural components).

Note: Inspections 1, 2 & 3 shall be scheduled prior to placement of concrete.

Note: Where fire-resistance-rated construction is required between dwelling units or due to location on property an inspection shall be required after lathing or gypsum board or gypsum panel products are in place, but before any plaster is applied, or before board or panel joints and fasteners are taped and finished.

(Plumbing)

- 1) Plumbing under slab
- 2) Rough-In and Tub Set: To be made prior to trench filling and after all gas, water, waste and vent piping is complete and tested and after roof, framing, fire blocking and bracing is in place. Prior to the installation of insulation and wall or ceiling membranes.
- 3) Final: To be made after the building is complete, all required utilities and plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

(Mechanical/Gas)

- 1) **Rough-In:** To be made after the roof, framing, fire-blocking and bracing is in place and all ducting, venting and gas piping is complete and tested and prior to the installation of insulation and wall or ceiling membranes.
- 2) **Final:** To be made after the building is complete, all required gas/mechanical components and appliances are in place and properly connected, and the structure is ready for use.

(Pools)

- 1) **Preliminary Inspection:** To examine site.
- 2) **Final:** To be made after completion of pool, pool decking, pool barriers, alarm installation, and final electrical inspection has been performed.

(Decks)

- 1) **Decks exceeding 200 square feet in area and where any portion of the deck is 30 inches or more above grade.**

Zoning Permits

(Fees for Zoning Permits are a standard \$100.00 dollars. Sumner County does not require structures that have been issued a Zoning Permit to be inspected. A one-time site visit will be made prior to construction to confirm setback compliance).

- 1) **Storage Buildings over 200 square feet (includes portable buildings on skids)**

Note: Metal shipping containers are not intended for residential use therefore will not be permitted in residential zoning districts.

- 2) **Detached Garages: Pole Barn type construction or conventional framing methods**

Note: Pole Barns can be used for storage and garages but must be issued a zoning permit whenever the floor area exceeds 200 square feet. Sumner County does not issue building or zoning permits for buildings used strictly for agricultural purposes. However, in order to receive agricultural exempt status you must sign an affidavit issued by this office. Once this document is complete and notarized an agricultural exempt placard will be issued. This placard must be posted near the Public Right-of Way until construction is complete. All agricultural buildings must comply with Sumner County Zoning setback requirements. There is no charge.

Definition of pole barn type construction: A Pole Barn is a structure that has a framing system built of wood roof trusses or conventional lumber that is connected to vertical columns (sidewall post) and which also has secondary members such as wall headers, roof purlins and wall girts to support the exterior cladding (siding and roofing). A Pole barn is often called a Post & Frame Barn).

Note: Please contact your local electrical provider for all your electrical permitting needs. Additional electrical concerns may be addressed with the State of Tennessee-Department of Commerce and Insurance-Division of Fire Prevention-Electrical Section located at - **500 James Robertson Parkway**

**Nashville, Tennessee 37243-0577
Phone (615) 741-7170
Fax (615) 253-4895**

In addition to inspections stated above, the Building & Codes Director at his discretion may require additional inspections to ascertain compliance with this code and other laws enforced by the department.