

A permit is required for most new *residential* and *commercial* construction. Building plans may be required and if so, must be designed under the current building code and local design criteria. A site-related plan may be required based on the land disturbance activity of the construction property.

Use the list below to help determine if the project requires a permit. Even if a permit is not required, setbacks and other zoning requirements may apply. Contact Zoning at **423-434-6074**, for more information. If your project is not listed or you need help determining if a permit is required, please contact the Permit Application Center by email at [building@johnsoncitytn.org](mailto:building@johnsoncitytn.org) or telephone at **423-434-6047**. These lists are not all inclusive but may be used as a guide.

#### A Permit Is Required For:

- Retaining walls with over 4 feet of retained earth
- Roof sheathing replacements over 100 square feet
- New exterior stairs or stoops
- Demolition of buildings and structures to include interior demolition
- Sump pumps
- Tents over 400 square feet
- Electric car charging equipment
- Changes of occupancy or use group of a commercial space
- Movement of a lot line
- Installation of any Underground Storage Tanks and any above ground tank larger than 60 Gallons for LPG.
- Site grading and driveway entrances
- New buildings, additions and structures (residential and commercial)
- Interior alterations (including finished basements)
- Any alteration a Fire Protection System
- Porches and decks (including alterations to existing)
- New and replacement HVAC equipment
- Sheds and playhouses over 200 square feet
- Swimming pools except those meeting all of the following:
  - 150 square feet area or less
  - 5,000 gallons capacity or less,
  - 24 inches deep or less

## Permit Is Not Required For:

- Fences except those used as a barrier around a swimming pool or required for pedestrian safety
- Accessory Structures less than 200 Square Feet
- Residential window or door replacements ( in same opening only)
- Residential reroofs (single family structures)
- Residential roof sheathing replacements of 100 square feet or less
- Residential siding (single family structures)
- Replacement plumbing fixtures in front of the trap and/or valve
- Low voltage (50 volts maximum) wiring systems and equipment that are not a component of any fire protection system, access control system, egress control system, located in a plenum or penetrate fire rated or smoke protected construction. Call 423-434-6047 for more information.
- Gutters or gutter replacement
- Kitchen cabinets
- Playground equipment
- On-grade patios (including wood patios)
- Flagpoles 30 feet or less in height
- Temporary ramps serving residential dwellings that are no more than 30 inches high
- Replacement of above-ground LPG containers which meet the following:
  - o Installed in the same location
  - o Capacity of the containers are the same
  - o Installed by the serving gas supplier

