



# Town of Farragut

## Building and Fire Codes

### When are Building, Plumbing, Gas, Mechanical, Electrical and/or Fire Permits Required?

The Town of Farragut is committed to building safety and the Protection of Life, Health and Property. The Town strives to serve the best interest of its' residents, business owners and visitors alike by enforcing the adopted building, plumbing, gas, mechanical and fire codes. The current adopted "codes" require permit(s) to be obtained as follows:

#### **2018 International Residential Code for One-and-Two Family Dwellings**

(Note: The 2018 International Building Code has the same requirements as the IRC as outlined below. See Fire Prevention Section for more info on when Fire Prevention Permits are required).

#### **Section R105 – Permits**

**R105.1 Required.** Any owner or owner's 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, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official (Town of Farragut) and obtain the required permit.

**R105.2 Work Exempt from Permit.** Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

*Last Updated on 3/20/20 (continued on next page)*



**Permits “shall not” be required for the following:**

**Building: (No Permit Required for:)**

1. \*One-story detached accessory structures, provided that the floor area does not exceed 200 square feet
2. \*Fences not over 7 feet high.
3. \*Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a sur-charge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
5. \*Sidewalks and driveways.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. \*Prefabricated swimming pools that are less than 24 inches deep.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall that do not project more 54 inches from the exterior wall and do not require additional support.
10. \*Decks not exceeding 200 square feet area, that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.

*\*although building permits are not required, please check with the Town of Farragut Planning Division for any applicable zoning related permits or requirements.*

**IMPORTANT: Please Note:** All deck repairs, renovations, adding to, tearing down and rebuilding, etc. require a building permit and any existing portion or portions thereof must be brought into compliance with the current codes and standards. If this cannot be achieved, partial or even full replacement of the deck could be required.

**Gas: (No Permit Required for:)**

1. One Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

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**IMPORTANT: Please Note:** All gas piping alterations, additions, and/or new installations must be permitted and inspected by The Town of Farragut.

If any gas appliance such as a Fireplace, Firepit, Water Heater, Furnace, Cooktop, Range, Clothes Dryer, etc. are installed, replaced, altered, etc., a permit and inspections through the Town of Farragut is required for the gas piping system connected to the appliances.

**Mechanical: (No Permit Required for:)**

1. Portable heating appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds or less of refrigerant or that are actuated by motors of 1 horsepower or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

**IMPORTANT: Please Note:** All mechanical, ventilation and duct systems that are altered, replaced and/or new installations must be permitted and inspected by the Town of Farragut.

If any mechanical appliance such as a Fireplace, Water Heater, Furnace, Cooktop, Range, Clothes Dryer, Kitchen Hood, etc. are installed, replaced, altered, etc., a permit and inspections through the Town of Farragut are required. This includes changing out HVAC systems, changing out or installing new Hot Water Heaters, Indoor or Outdoor Fireplaces, changing out or installing new Cooktops and Kitchen Hoods, etc.

**Plumbing: (No Permit Required for:)**

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained, and inspection made as provided in this code.

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2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

**IMPORTANT: Please Note:** All new installations or plumbing piping alterations or replacements require a permit and inspections. Hot water heater change outs require a permit and inspections.

## **2018 International Fire Code**

### **Section 105 – Permits**

**Fire Prevention:** Fire Prevention Permits are required as follows:

**105.1.1 Permits Required.** A property owner or owner's authorized agent who intends to conduct an operation or business, or install or modify systems and equipment that are regulated by this code, or to cause any such work to be performed, shall first make application to the fire code official and obtain the required permit.

#### **105.1.2 Types of permits.**

There shall be two types of permits as follows:

1. Operational permit. An operational permit allows the applicant to conduct an operation or a business for which a permit is required by Section 105.6 for either:
  - 1.1. A prescribed period.
  - 1.2. Until renewed or revoked.
  
2. Construction permit. Allows the applicant to install or modify systems and equipment for which a permit is required by Section 105.7.

**IMPORTANT: Please Note:** Fire Prevention permits may be required for the following: The modification of or installation of a Fire Alarm System, Fire Sprinkler System, Kitchen Hood Suppression System, Fire Pumps, Alternative Fire Suppression Systems, Fire Hydrants, Standpipes, Tents and Air Supported Structures, Explosives, Fireworks, Places of Assembly and Underground Storage Tanks. This List is not all inclusive. Refer to the Town of Farragut Fire Prevention Policy for additional information and details. You may also contact the Town of Farragut Fire Marshal to ask any questions you may have and verify permit requirements.

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**NOTE: All Electrical Permits and Inspections go through the State of TN  
Electrical Inspectors Office**

State of TN Electrical Permit Issuance: (865)-986-6591

**Electrical: (No Permit Required for:)**

1. Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlets therefor.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

**If you are unclear about any permit requirement or you plan on doing a project and aren't sure if permit(s) are required. Please contact us for clarification @ 865-675-2384.**

For Planning and Zoning requirements see the Town of Farragut Planning and Zoning "When is a Zoning Permit Required" handout. \*COMING SOON\*  
(Link to Handout - [Click Here](#))