



City of Friendsville

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Building, Zoning, Grading Combination Permit Information

Zoning Information

Front Setbacks- A line delineating the minimum allowable distance between a street right of way or an official future street right of way line and the front of a building (roof overhang if any) on a lot. The front building setback line extends the full width of the lot and is parallel to or concentric with the street right of way. If the front property line is not clearly determinable, please contact the City of Friendsville.

Rear Setbacks- A line delineating the minimum allowable distance between the rear property line and a building (roof overhang if any) on a lot (other than for a permitted accessory structure). The rear setback extends the full width of the lot.

Side Setbacks- A line delineating the minimum distance between the side property line and a building on a lot. The sideline extends from the front building setback line to the rear building setback line.

Although not initially required, a foundation survey may be required by the City of Friendsville if actual property boundaries cannot be readily identified. It is the responsibility of the owner or authorized applicant to determine the correct boundaries for the purpose of measuring setbacks. Setbacks may be subject to additional field inspections for confirmation. **Note:** Private deed restrictions or private subdivision restrictions are not enforceable under this permit or building codes.

Stormwater Information

Grading Permit Criteria- If the site is equal to or greater than one (1) acre, a Tennessee Department of Environmental and Conservation stormwater construction permit is required prior to applying for this permit. This grading permit shall expire one (1) year from the date of issue. After one (1) year, reapplication is required.

Grading will not be allowed until erosion and sediment control measures have been installed according to approved plans and inspected. The contractor is required to follow the Tennessee Erosion & Sediment Control Handbook, latest edition.

For land disturbance of one (1) acre or more, a specific individual shall be designated to be responsible for erosion and sediment control on each site. This individual shall have a minimum training of the Level 1 – Fundamentals of Erosion Prevention and Sediment Control Workshop sponsored by TDEC or approved equivalent course. The responsible person must possess a valid certificate of completion.

The tracking of mud or other debris onto public Right-of-Way will not be tolerated. If that should occur, the contractor must immediately clean such roadway or public Right-of -Way.

Inspections- The permit holder shall perform inspection of erosion and sediment control measures weekly in dry periods, before anticipated storm events (or a series of storm events as intermittent showers over one (1) or more days) and within twenty-four (24) hours after any rainfall of one-half (0.5) inch or greater within a twenty-four (24) hour period. During prolonged rainfall, daily inspections are necessary. All erosion control shall be repaired, as necessary. The permit holder shall maintain record of such checks and repairs.

An undisturbed vegetative buffer of twenty-five (25) feet (as measured from the top of bank) shall be maintained adjacent to all free-flowing waters of the state.

Enforcement- If the permit holder has failed to professionally install, maintain, or use proper structural and/or vegetative erosion and sediment control measures as specified on the approved plans, the following shall occur:

First Offense- Written Warning (maximum of two (2) days for compliance). If conditions warrant, a Stop Work Order shall be issued immediately.

Second Offense- Notice of Violation Issued, Stop Work Order issued, and Tennessee Department of Environment and Conservation (TDEC) notification.

Third Offense- Assessment of a Civil Penalty for each day work continues.

Each Additional Offense- Civil Penalty for each day work continues and suspension of the issuance of subsequent permits.

Failure to Clean Up Site- Permit holder liable for three (3) times the cost of cleanup starting with the first offense.

Penalties- Any person who violates any provisions of the Soil erosion and Sedimentation Control Resolution or any permit condition or limitation or who fails to comply with any order issued by the Inspector shall be liable for civil penalty not to exceed two thousand five hundred dollars (\$2,500.00) for each violation per day. Each day during which the violation and/or failure to comply continues shall constitute a separate violation.

Building Safety Information

As a rule, all inspections must be scheduled a minimum of one (1) business day in advance. Cancellations must be called into the office a minimum of one (1) hour before the scheduled inspection time, or a re-inspection fee will be assessed. Inspection times are scheduled on a first come- first serve basis.

The Building Official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of the adopted codes. The permit holder of such permit shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

Lot and/or Address numbers must be clearly always posted on each permitted site and for each inspection or an automatic rejection will be assessed. Permanent address numbers minimum 3.5 inches are required to be marked, posted, or attached on a contrasting color surface of the building before final inspection.

Portable toilets must be provided if no other approved facility is available for immediate convenient use by workers, employees, staff, or sub-contractors.

Approved plans and permit card must be always on site and available for each inspection.

Any building code inspection may be waived if an inspection letter approving work is signed and submitted by an Engineer or Architect for that project currently registered in the State of Tennessee.

Safe and Accessible project sites are mandatory. If the Inspector cannot reasonably access the building site by normal means of transportation, then a rejection of that inspection will result. If the inspector notices any unsafe act(s) or condition(s) at the inspection site, then a rejection of that inspection may result, and a complaint will be filed against the permit holder to OSHA by the City of Friendsville.

No building or structure shall be used or occupied, and no change the existing occupancy classification of a building or structure or portion thereof shall be made without approval for a Certificate of Occupancy or Certificate of Completion issued by the Building Official or his designee.