

REQUIREMENT GUIDELINES FOR CONTRACTORS OR HOME OWNERS BUILDING

WITHIN THE CITY LIMITS OF GATLINBURG

Any contractor doing construction work in the City of Gatlinburg is required to obtain:

- A City of Gatlinburg Business License
- Registration with the State of Tennessee Department of Revenue
- A Sevier County Business License
- A Building Permit for most work being done in the City of Gatlinburg.
- Workers Compensation Insurance or a Certificate of Exemption issued by the State of Tennessee.
- A contractor's license issued by the State of Tennessee for the field in which work is being performed (i.e. electrical, plumbing, mechanical, building or a general contractor's license) for any work that is valued at over \$25,000. The monetary limit of their license must also cover the value of work to be performed.

A property owner can build their primary residence, acting as their own contractor, once every two (2) years. This applies only when building a residence that is their primary residence, not for sale or lease and not a vacation home or second home. State of Tennessee License and Worker's Compensation information will be required to be submitted for any subcontractor hired to do work over \$25,000.

Two (2) copies of Building Plans are required to be submitted with the Building Permit Application, along with the Site Plan. The drawn plans for new construction of one or two family residences must be stamped and approved by a design professional for any structure that is not designed for owner's own use as a primary residence.

If you are building a residential structure, it must conform to the 2012 International Residential Code. If any of the below criteria are met, then it must conform to the 2012 International Building Code and it will be required to have a sprinkler system:

- The structure is designed to accommodate more than twelve (12) occupants
- The structure is larger than five thousand (5,000) square feet
- The structure is more than three (3) stories tall

A Tourist Residency Permit can only be issued if the structure complies with the proper code for the number of occupants, stories or size for that particular structure.

Online viewing of the following codes can be found online:

<https://www.archtoolbox.com/representation/specifications/free-online-building-codes.html>

2012 International Residential Code:

<http://codes.iccsafe.org/app/book/toc/2012/I-Codes/2012%20IRC%20HTML/index.html>

2012 International Building Code:

<http://codes.iccsafe.org/app/book/toc/2012/I-Codes/2012%20IBC%20HTML/index.html>

DCA 6-12 Prescriptive Residential Wood Deck Construction Guide:

<http://www.awc.org/pdf/codes-standards/publications/dca/AWC-DCA62012-DeckGuide-1405.pdf>

2012 International Energy Conservation Code:

<http://codes.iccsafe.org/app/book/toc/2012/I-Codes/2012%20IECC%20HTML/index.html>

Please refer to the document "Required Submittals for One and Two Family Residential Dwellings" and/or the document "Required Submittals for Commercial/Industrial and Multi-Family Buildings" for more detailed information for those buildings.