



## Town of Pittman Center Building Inspections

2839 Webb Creek Road, Sevierville, TN 37876

Office: 865-436-5499 Fax: 865-430-9359

### Documentation Required for a Commercial Building Permit

1. Completed Building Permit Application
2. E-911 Address 865-428-0310
3. Copy of septic tank and drain field permit (Environmental Health Dept. 865-429-1766) or utilities department stamp of approval
4. Copy of Contractor's License over \$25,000 (as required by State of Tennessee)
5. Proof of Workers Compensation Insurance or Signed Exemption (as required by State of Tennessee)
6. Two (2) complete sets of building plans
7. Two (2) copies of site plans signed by all applicable departments/agencies
8. Floor plan (food prep only) signed by General Health (Health Dept.)
9. Permits from other departments/agencies
10. Site Plan approved by Planning Commission and Design Review Commission
11. Payment: Please make check payable to: Town of Pittman Center

\*\*\*\*Additional documentation may be required by code official\*\*\*\*

### Inspections

Construction drawings must be kept at site for inspector's reference

The following checklist will be based on required inspections as determined by the Town of Pittman Center.

1. **Set Back/Footing:** Proper setbacks and erosion controls in place. Footings must be ready to pour, free of water, mud, roots, and any organic material including rocks.
2. **Below Slab Plumbing:** Plumbing embedded under slab must be tested. (if applicable)
3. **Pre-Slab:** 6- mil vapor barrier in place. Minimum slab thickness shall be 3 ½ inches. (if applicable)
4. **Foundation/Steel Reinforcement/Water Proofing:** If wall exceeds 10' in height, the wall must be engineered. (if applicable)
5. **Framing:** Framing must be completed and inspected before covered.
6. **Plumbing:** Plumbing must be tested with gauge at 50 psi (water or air) on supply lines for a period of 15 minutes. DWV lines must be tested with water at 10 feet above highest fixture or either 5 psi of air for 15 minutes.
7. **Mechanical:** Must be completed and inspected before covered.
8. **Thermal:** Insulation envelope, fenestration and u- factors must comply with the 2018 International Energy Conservation code.
9. **Service Piping:** Water lines must be a minimum of 18" deep. Building sewers, a minimum of 6" deep.
10. **Final:** The project must be completed before you call for a final inspection. Final certificates of approval from all departments such as: Sevier County Electrical, Sevier County Health Department, SCUD and all flood hazard construction documents.

## FEES

### Inspection Fees

The following fees will be assessed to the building permit based on required inspections as determined by the Town.

1. Set Back/Footing: \$100
2. Below Slab Plumbing: \$50
3. Pre-Slab: \$50
4. Foundation/Steel Reinforcement/Water Proofing: \$50
5. Framing: \$100
6. Plumbing: \$100
7. Mechanical: \$50
8. Thermal: \$50
9. Service Piping: \$50
10. Final: \$100

If an inspection is failed and a reinspection is required the first reinspection shall be at no cost, further reinspection(s) will be assessed at \$50 per inspection.

### Building Permit Fees

\$0-\$100,000: \$100

\$100,001 + : \$100 for first \$100,000, \$2.75 for each \$1,000 thereafter

### Plans Review Fee

Plans Review Fee shall be 20% of the combined building permit and inspection fee. Plans Review Fee also applies to non-stamped drawings and site plans.

### Miscellaneous Fees/Permits

1. Grading Permit: \$100
2. Demolition Permit: \$100
3. Temporary Structures/Yard Barns/Buildings Exempt from ICC (Zoning Inspection Required):  
\$50
4. Sign Permits: \$100 for first \$5,000, \$10 for each additional \$1,000
5. Temporary Sign Permit: \$25
6. Driveway Cut Permit: \$100

### Penalties

Any work that commences without the proper permit shall incur a penalty equal to the entire permit fee (including miscellaneous fees/permits, plans review, building permit, and inspection fees).

### Reminders

1. Please allow a minimum of 2 weeks for plan review
2. Structures must be unlocked for inspections or arrangements need to be made for entry
3. A 48-hour notice is required for inspections: (865) 436-5499
4. Post your building permit so that it is visible from the public road
5. Construction drawings must be kept at site for inspector's reference

## **Building Plans**

Depending on the type (residential, commercial, multi-family) of permit request, building plans may include the following information:

- Architectural Plans
- Structural Plans
- Plumbing Plans
- Electrical Plans
- Mechanical Plans
- Soils report
- Sprinkler Plans
- Fire protection equipment plans
- Building area
- Gross and net floor area

The Building Inspections Department requires plans and specifications to be prepared, sealed and signed by an architect or engineer registered in the State of Tennessee.

## **Contractor Requirements**

Contractors must provide a copy of a State of Tennessee Contractors License with each permit application. In the event subcontractors are used and not covered under the general contractor's license, then all subcontractors performing work in excess of \$25,000 will be required to provide a separate license from the State of Tennessee for their specific trade.

All contractors must provide proof of worker's compensation insurance or proof of exemption from the State of Tennessee.



(f) Blowing whistles. The blowing of any steam whistle attached to any stationary boiler, except to give notice of the time to begin or stop work or as a warning of fire or danger, or upon request of proper town authorities.

(g) Exhaust discharge. To discharge into the open air the exhaust of any steam engine, stationary internal combustion engine, motor vehicle, or boat engine, except through a muffler or other device which will effectively prevent loud or explosive noises therefrom.

(h) Building operations. The erection (including excavation), demolition, alteration, or repair of any building in any residential area or section or the construction or repair of streets and highways in any residential area or section, other than between the hours of 7:00 A.M. and 6:00 P.M. on week days, except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the building inspector granted for a period while the emergency continues not to exceed thirty (30) days. If the building inspector should determine that the public health and safety will not be impaired by the erection, demolition, alteration, or repair of any building or the excavation of streets and highways between the hours of 6:00 P.M. and 7:00 A.M., and if he shall further determine that loss or inconvenience would result to any party in interest through delay, he may grant permission for such work to be done between the hours of 6:00 P.M. and 7:00 A.M. upon application being made at the time the permit for the work is awarded or during the process of the work.

(i) Noises near schools, hospitals, churches, etc. The creation of any excessive noise on any street adjacent to any hospital or adjacent to any school, institution of learning, church, or court while the same is in session.

(j) Loading and unloading operations. The creation of any loud and excessive noise in connection with the loading or unloading of any vehicle or the opening and destruction of bales, boxes, crates, and other containers.

(k) Noises to attract attention. The use of any drum, loudspeaker, or other instrument or device emitting noise for the purpose of attracting attention to any performance, show, or sale or display of merchandise.

(l) Loudspeakers or amplifiers on vehicles. The use of mechanical loudspeakers or amplifiers on trucks or other moving or standing vehicles for advertising or other purposes.

(m) Machinery, such as chainsaws, power saws, woodworking equipment, etc. The excessive, frequent, or long continued operation of any machinery as to annoy or disturb the quiet, comfort or repose of persons in any office or hospital, or any dwelling, hotel or other type of residence or any person in the vicinity.



# International Dark-Sky Association

The Nightscape Authority

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## Simple Guidelines for Lighting Regulations for Small Communities, Urban Neighborhoods, and Subdivisions

### **The purpose of the regulation is to:**

Permit reasonable uses of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night;

Curtail and reverse any degradation of the nighttime visual environment and the night sky;

Minimize glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary;

Conserve energy and resources to the greatest extent possible;

Help protect the natural environment from the damaging effects of night lighting.

All outdoor lighting fixtures (luminaires) shall be installed in conformance with this Regulation and with the provisions of the Building Code, the Electrical Code, and the Sign Code, as applicable and under permit and inspection, if such is required.

### **Comment: Practical Considerations:**

1. The idea that more light always results in better safety and security is a myth. One needs only the right amount of light, in the right place, at the right time. More light often means wasted light and energy.
2. Use the lowest wattage of lamp that is feasible. The maximum wattage for most commercial applications should be 250 watts of high intensity discharge lighting should be considered the maximum, but less is usually sufficient.
3. Whenever possible, turn off the lights or use motion sensor controlled lighting.
4. Incorporate curfews (i.e. turn lights off automatically after a certain hour when businesses close or traffic is minimal). This is an easy and fast way to initiate dark sky practices.

### **Maximum Lamp Wattage and Required Luminaire or Lamp Shielding:**

All lighting installations shall be designed and installed to be fully shielded (full cutoff), except as in exceptions below, and shall have a maximum lamp wattage of 250 watts HID (or lumen equivalent) for commercial lighting, 100 watts incandescent, and 26 watts compact fluorescent for residential lighting (or approximately 1,600 lumens). In residential areas, light should be shielded such that the lamp itself or the lamp image is not directly visible outside the property perimeter.

### **Lighting that is exempt from these regulations:**

1. Lighting in swimming pools and other water features governed by Article 680 of the National Electrical Code.
2. Exit signs and other illumination required by building codes.
3. Lighting for stairs and ramps, as required by the building code.
4. Signs are regulated by the sign code, but all sign lighting is recommended to be fully shielded.
5. Holiday and temporary lighting (less than thirty days use in any one year).

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6. Football, baseball, and softball field lighting; only with permit from the authority recognizing that steps have been taken to minimize glare and light trespass, and utilize sensible curfews.
7. Low voltage landscape lighting, but such lighting should be shielded in such a way as to eliminate glare and light trespass.

## Additional requirements:

Lighting attached to single-family home structures should not exceed the height of the eave.

Residential pole height restrictions can be considered to control light trespass on adjacent properties.

## Notes:

1. The general belief that more light means better safety and security is just a myth. All that is needed is the right amount, in the right place, at the right time. More light just means wasted light and energy.
2. Use the lowest wattage of lamp as possible. For cost saving purposes, consider compact fluorescent lamps rather than incandescent, as they use much less energy and have a much longer lifetime.
3. Whenever possible, turn off the lights.

## Definitions:

**Glare:** Intense and blinding light. Causes visual discomfort or disability.

**Landscape lighting:** Luminaries mounted in or at grade (but not more than 3 feet above grade) and used solely for landscape rather than any area lighting.

**Obtrusive light:** Spill light that causes glare, annoyance, discomfort, or loss of visual ability. Light Pollution.

**Luminaire (light fixture):** A complete lighting unit consisting of one or more electric lamps, the lamp holder, any reflector or lens, ballast (if any), and any other components and accessories.

**Fully shielded (full cutoff) luminaire:** A luminaire emitting no light above the horizontal plane.

**Spill light:** Light from a lighting installation that falls outside of the boundaries of the property on which it is located. Usually results in obtrusive light.

## Additional Resources for Establishing Outdoor Lighting Guidelines

1. [Model Lighting Ordinance \(MLO\)](#)
2. Recommended [Outdoor Lighting Zones](#)
3. [IDA Lighting Code Handbook](#)
4. [Directory of Ordinances and Other Regulations](#)
5. [Glossary of Basic lighting Terms and Definitions](#)

TOWN OF PITTMAN CENTER  
COMMERCIAL SITE PLAN CHECKLIST

The Town of Pittman Center Zoning Ordinance requires that any new commercial, industrial, and/or public developments be reviewed and approved by the Municipal/Regional Planning Commission.

The checklist must accompany all site plans submitted for review by the Town of Pittman Center Planning Commission. The Town of Pittman Center's Municipal/Regional Planning Commission meets on the second (2<sup>nd</sup>) Monday of each month at City Hall, 2839 Webb Creek Road, at 4:30 p.m. The deadline is noon, ten (10) days prior to meeting date. **Please note, if the following items are not submitted by the deadline date, the item may not be placed on the Planning Commission agenda.**

- \_\_\_\_\_ 1. Prepared and certified by an engineer, architect, or surveyor
- \_\_\_\_\_ 2. Seven (10) copies of the site plan submitted by due date
- \_\_\_\_\_ 3. Zoning district classification; dedication, agreements, covenants or similar documentation if applicable
- \_\_\_\_\_ 4. North point, scale, location map, acreage of property, floor area ratio, number of units
- \_\_\_\_\_ 5. Boundary plat, dimensions and calls of all property lines
- \_\_\_\_\_ 6. Location and dimensions of existing and proposed buildings, streets, sidewalks, easements, and right -of-ways
- \_\_\_\_\_ 7. Grading plan and topography of existing and finished grades
- \_\_\_\_\_ 8. Drainage and erosion control plan
- \_\_\_\_\_ 9. Stormwater plan
- \_\_\_\_\_ 10. Landscaping plan that reflects the locations, quantity, size, type and type of all landscape materials and plantings
- \_\_\_\_\_ 11. Vehicular and pedestrian circulation plan, access points
- \_\_\_\_\_ 12. Recreation/amenities plan
- \_\_\_\_\_ 13. Detailed utilities plan which indicates location, size, type and construction details for all water, sewer, and power lines, and pumping station if applicable
- \_\_\_\_\_ 14. Solid waste collection plan indication location, size, layout, and screening materials
- \_\_\_\_\_ 15. Number, location, and size of parking spaces
- \_\_\_\_\_ 16. Setbacks: Front, side and rear
- \_\_\_\_\_ 17. Floodplain boundary designation, location of areas subject to flooding, finished floor elevations, and applicable flood elevation information
- \_\_\_\_\_ 18. Building elevations of any structure
- \_\_\_\_\_ 19. Location of all accessory structures, including signs
- \_\_\_\_\_ 20. Location of sign, square footage, and height

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Submitted by

\_\_\_\_\_  
Date

\_\_\_\_\_  
Pittman Center Representative

\_\_\_\_\_  
Date Submitted to Building Inspector





TOWN OF PITTMAN
REQUEST FOR A PERMIT

- 1. Applicant: Phone #: Mailing Address: Email:
2. Property Owner: Phone #: Mailing Address: Email:
3. Architect/Engineer: Phone #: Mailing Address: Email:
4. General Contractor: Phone #: Mailing Address: Email: License # Exp. Date: License Limit: Classification: Business License:

NOTE: A copy of your Contractor's License and Workers Compensation Certificate of Insurance MUST accompany this application.

Complete This Section for any Subcontractors Doing Work Over \$25,000

- 1. Plumbing Contractor: Phone: Mailing Address: Email: License #: Exp. Date: License Limit \$: Classification: Contract Amount: Business License:
2. Mechanical Contractor: Phone: Mailing Address: Email: License #: Exp. Date: License Limit \$: Classification: Contract Amount: Business License:
3. Electrical Contractor: Phone: Mailing Address: Email: License #: Exp. Date: License Limit \$: Classification: Contract Amount: Business License:

Project Information:

Total Cost of Project: Total Square Feet: Floodplain: YES NO
Describe Work to Be Done

Project Physical Address:

Tax Map: Group: Parcel: Business Name (if applicable):

Check Appropriate Items Pertaining to Project:

- New Construction Mechanical Owner's Own Use
Renovation/Remodel Plumbing For rent or lease (long term)
Repair Work Electrical For Sale
Demolition Gas Nightly/Weekly Rental
Excavation Sign Number of Occupants
Special Event Driveway
Single Family Business/shop City Sewer Tap
Multi Family Restaurant City Water Tap
Hotel/Motel Storage Field Line/Septic Tank
Condos/Apartments Church Swimming Pool
Bed & Breakfast Other Hot Tub
Boarding House

PLEASE NOTE: BEFORE A BUILDING PERMIT CAN BE PROCESSED, YOU MUST PROVIDE THE FOLLOW INFORMATION:

- 1. Two complete sets of building plans and site plans (survey may be required).
2. A copy of Contractor's License (if applicable) (State of Tennessee) and Worker's Compensation Certificate of Insurance.
3. A copy of your septic tank and drain field permit, or utilities department stamp of approval (if applicable).

The above information is true and correct to the best of my knowledge.

Signature of Applicant: Date:

Print Name: