

Building Department Frequently Asked Questions

- **For what do I need a permit?** *You will need a permit for anything other than cosmetic repairs.*
- **At what point and time do I get the permit?** *The permit needs to be purchased before any work starts.*
- **If I hire the work to be done, who is responsible for obtaining the permit?** *The person performing the work needs to buy the permit.*
- **What codes are enforced in the City of Johnson City?** *2006 International Building Code, 2008 National Electric Code, Handicap - 2002 North Carolina Code with 2004 amendments.*
- **Do I need a permit for a driveway?** *Yes, and the application is available through the Building Department.*
- **What information do I need when I get a permit?** *Single-Family: application; set of plans showing setbacks; erosion control and driveway location; job costs; and address. Commercial: application; set of stamped plans by a design professional; construction costs; and address.*
- **If I am building a new house, when can I move in?** *After a final inspection has been done and approved and the Certificate of Occupancy has been issued.*

Important Phone Numbers for Development Issues

- City Hall (423) 434-6000
- Engineering (423) 232-1226
- Water and Sewer (423) 434-6061
- Building Department (423) 434-6047
- Planning Department (423) 434-6071
- Public Works (423) 434-6080
- Geographic Information Services (423) 434-6188
- Traffic Division (423) 975-2732
- Addressing (423) 434-6073
- Tennessee Department of Environment and Conservation (423) 854-5400
- Johnson City Power Board (423) 282-5272
- ATMOS Natural Gas 888-286-6700

What do I need for Major Subdivision Plans?

- Title Sheet with proper contact information
- Preliminary Plat / Final Plat
- Site Plan (Street Construction Plan and Profile)
- Storm Drainage Plan
- Grading and Erosion Control Plan
- Water and sewer plans with calculations
- TDEC Notice of Coverage (NOC)
- Final Plat - All improvements approved, bond

CITY OF JOHNSON CITY

601 E. Main Street
PO Box 2150
Johnson City, TN 37605



Looking to
Develop in
Johnson City?

Tel: 423-434-6000
www.johnsoncitytn.org

MATERIALS AGREEMENT

If you are planning to develop a subdivision in the city limits of Johnson City then you want to know about the materials agreement policy. Under certain conditions, the City of Johnson City will provide water and sewer materials for a land developer's use within a proposed major subdivision subject to the following criteria and upon proper approval of an executed written Materials Agreement between the City and the developer.

- The property must be a Major Subdivision as defined by the Johnson City Regional Planning Commission's Subdivision Regulations.
- The property must be located within the City of Johnson City's corporate limits.



How Can We Help?

Johnson City maintains an up to date website designed to assist our customers. The following information is readily available.

Zoning Code

Subdivision Regulations

City Street Map

Zoning Map

Building Permit Applications

“Power Tools” for Contractors

Engineering Ordinances

Stormwater Documents

BMP Manual

CHECK US OUT ON THE WEB FOR MORE INFORMATION.

www.johnsoncitytn.org

DEVELOPMENT SERVICES

Planning Department

- Annexation
- Zoning / Rezoning
- Right-of-Way Abandonment
- Planning Commission
- Historic Zoning Commission
- Board of Zoning Appeals

Water / Sewer Department

- Water / Sewer Availability
- Water / Sewer Taps

Engineering

- Design Approval
- Road Approval
- Storm Drainage Design
- Storm Drainage Calculations
- Water Quality
- Grading Approval

Building Department

- Plans Review
(Residential and Commercial)
- Building Permit
- Inspection
- Certificate of Occupancy