

Below is a summary of most of the county permitting and inspection requirements applicable to homeowners.

Any addition or structural modification to your house requires a building permit and inspections.

Structural additions to a porch/deck do require a permit; however, if you are only replacing floor boards, etc. you may not need a permit. Totally new porches/decks--regardless of size--require a permit and inspections.

If you are building a residential accessory building GREATER than 12 feet in any dimension, then you will need a building permit and inspections.

If you are building or renovating a retaining wall, you will need a permit and inspections. A retaining wall taller than 48 inches will require an engineered design.

You will need a building permit for any swimming pool--whether in-ground or above-ground-- and an electrical permit to run the appliances necessary to clean the pool or to have lights. Code requires a barrier (fence) around the pool.

Installation or modification of a gas supply line or gas appliances (e.g. gas logs) will require a permit and inspections.

Installing or modifying any part of your water system requires a plumbing permit and inspections.

Installing or modifying any part of your electrical system requires an electrical permit and inspections.

Installing or modifying a mechanical system (heating and air conditioning) requires a mechanical permit and inspection.

Before beginning any work, or if you have questions about the permitting/inspection process, you are strongly advised to call the Rutherford County Building Inspectors Office at: (828) 287-6035.

As a reminder, plans for any new buildings, fences or pools must be approved by The Summit Board of Directors prior to construction.