



Dept. of Code Enforcement

Guide for Residential Planning & Building Inspections

This information is provided to assist individuals and contractors in the planning and construction phases of residential single family dwellings and duplexes within the city limits of the City of Sevierville. The information is general and some specific requirements may vary on an individual basis. Please contact the Department of Code Enforcement if you have questions not covered by this information.

Planning

- Make sure the house you plan to build will fit on the lot. Setbacks from property lines vary throughout the city. Subdivision requirements and city requirements differ; the most restrictive is applicable.
- Private sewer (septic) systems may also affect where the house can be located. Make sure you contact Sevier County Environmental/Ground Water at 865-429-1766
- Driveway slopes are restricted to ten percent (10%) for the first twenty feet (20') from the street and to fifteen percent (15%) for the remainder of the driveway length.
- Driveways may be no closer than five feet (5') from the side lot lines.

Building

The following inspections are required during the building phase. Make sure you call for each one.

- **Building Setback** - Usually done at the time of the footing inspection
- **Footing** - All trenches should be excavated, dry, and clean with reinforcement in place.
- **Below Slab Plumbing (if applicable)** - All piping should be in place and bedded but exposed. Tests are required for both drainage and water piping.
- **Pre-slab** - All forms, expansion joints, annular sleeves, vapor barrier (6 mil), and reinforcement shall be in place. Proof of termite treatment must be provided at time of inspection.
- **Foundation** - Walls of basements or backfilled walls of crawl spaces must be reinforced and grouted or poured solid. Check with your inspector to confirm what will be required.
- **Flood Elevation Certificate (if applicable)** – “Under Construction Elevation Certificate” must be provided to the inspector once subfloor is complete (wood) or before pouring slab on grade (concrete) and prior to wall construction.
- **Framing** - All framing should be complete as well as all mechanical, plumbing and electrical rough-ins. If constructing in a flood zone an elevation certificate will be required at this time.
- **Plumbing rough-in** - All water and waste piping should be complete and under proper test procedures.
- **Mechanical rough-in** - All ductwork, piping, and line sets shall be installed.
- **Electrical** - All electrical inspections are performed by state inspectors. To confirm what permits and inspections are required, contact Sevier County Electric Systems at 865-453-2887
- **Natural Gas** - All natural gas piping and appliance installation must be inspected by an inspector for Sevier County Utility District. Contact them for permit and inspection requirements at 865-453-3272
- **Service Piping** - All waste and water piping from the house to the municipal tap or septic tank must be inspected prior to covering. The actual taps need to be inspected by Sevierville water systems 865-453-5522.
- **Building Final** - All work should be completed including outside finish grade work. Address for the residence is required to be displayed at this time. Numbers must be minimum of 4 inches in height and be legible from the street. All inspections conducted by other entities shall be completed. Final flood elevation certificate (if applicable) must be provided to the inspector.