

City of Mt. Juliet Building Department



Residential Projects

Revised 4/6/2023

City of Mt. Juliet
Department of Building Codes
2425 N. Mt Juliet Road
Mt Juliet, TN 37122
Phone: (615) 773-6225 Fax: (615) 773-4511

Directions for Submission of Electronic Plan Review

The URL for submitting plans electronically is:

<https://cityofmtjuliet.exavault.com/share/view/wak-85tj30st>

Log on to the site above, use the password: **Juliet** to log in. Then follow the directions to proceed .

Upon completion of your plan review, you will receive an email where you can retrieve your plans for correction or printing.

ALL APPLICATIONS MUST BE EMAILED TO bldg@mtjuliet-tn.gov

Along with a **Plan Review Application**, the following items/plans will need to be submitted:

Residential:

1. Architectural with details
2. Structural with details
3. Plot Plan
4. Mechanical (Show location of HVAC unit, duct types along with locations and sizes)
5. Plumbing (Show locations of all piping, pipe type, size and use)
6. Electrical (Show all switches, receptacles, luminaires, electrical appliances, size of service, and number of circuits)
7. Manual J, S and D for HVAC system
8. Rescheck or International Energy Code Compliance Sheet
9. Fire suppression (If applicable)

Commercial:

1. Architectural with details
2. Structural with details
3. Mechanical (Including calculations, condensation, unit brand, size, etc.)
4. Plumbing (Including calculations for domestic and fire water as well as drain, vent and building sewer)
5. Electrical (regular and low voltage)
6. Comcheck (energy compliance)
7. Sprinkler calculations / Shop drawings (If Applicable)
8. Standpipe system (If Applicable)
9. Life Safety Plan (Emergency lighting, travel distances, alarms, fire extinguishers size, type and location)
10. Hood/Duct and Fire Suppression Drawings (If Applicable)



City of Mt. Juliet

Building Department

Applying for a Residential Permit

For a Residential House Permit the General Contractor must submit for the building permit and plumbing permit.

- Building permit applications must be completed, signed and submitted to the Building Department in person or by email at bldg@mtjuliet-tn.gov. We will also need a copy of the contractor's State of Tennessee Contractor License and a Certificated of Insurance for general liability listing the City of Mt Juliet as the Certificate Holder.
- Flood plain Information sheet filled out and completed.
- Erosion prevention and sediment control contract obtained at Storm Water Department – Donna Howard at (615) 773-6270.
- Sewer contract obtained at Finance Department/Sewer Billing – Ashley Clemmons at (615) 754-2554.
- Adequate facilities tax receipt obtained from – Wilson County Codes Office at (615) 444-3025.
- Recorded Final plat approved by Planning/Zoning Department – Jennifer Hamblen at 615-773-6237.
- Building Plans must be submitted electronically for review.

Once the Building Permit has been issued, the Sub-Contractor(s) can now apply for their permits.

We will also need a copy of each sub-contractor's State of Tennessee Contractor License and Certificated of Insurance for general liability listing the City of Mt Juliet as the Certificate Holder.

- Electrical and Low Voltage permit application(s) completed and signed by electrical and/or low voltage contractors.
- Mechanical and HVAC permit applications completed and signed by mechanical/HVAC.

If you have any questions, please contact the **Building Department** at (615) 773-6225.



City of Mt. Juliet

Building Department

PLOT PLAN REQUIREMENTS FOR NEW RESIDENTIAL CONSTRUCTION AND RESIDENTIAL BUILDING ADDITIONS

1. Plot plans are required for all new residential construction and additions to existing residential structures.
2. Drawing shall be drawn to scale with drawing scale indicated on the drawings.
Example 1" = 20'
3. Drawings must completely show all existing structures including accessory structures.
4. Additions and/or accessory structures must be identified by highlighting, crosshatch or other means that distinguishes the addition from the existing structures.
5. Plans must be large enough to provide adequate dimensions of the structure and distances to lot lines. Minimum size of drawing accepted is 8 1/2" by 11" paper.
6. All dimensions must be shown for both the existing structure and any new construction including offsets and overhangs.
7. Show all property lines, setback lines, easements, elevation contours based on MSL datum, flood plain boundary, public utility crossings, and other existing encumbrances that may exist on or over the property.
8. For property encumbered by the floodplain and/or floodway (as shown on the most current FEMA Flood Insurance Rate Map documents), the following information shall be included on the drawing: Need to Shorty Hunt – Flood Plain Manger at 615-773-6235.
 - a. Flood Plain Elevation
 - b. Existing Finished Floor Elevation (FFE)
 - c. Finished Floor Elevation of any new structure and/or addition to an existing structure.
9. All distances to property lines must be shown for each corner and side of the existing and proposed structure, including any offsets.
10. Show street name, right of way width, and address of the subject property.
11. Need to be stamped by Surveyor

Loan Plat surveys which have lot dimensions, shape of structure and distances to property lines are acceptable documents with the inclusion of the above-listed information.



City of Mt. Juliet

Building Department

Plan Review Application

Original Submittal _____ Addendum/Change Order _____ Shop Drawings _____

PROJECT INFORMATION DATE: _____

Project Name: _____

Email: _____

Address: _____

Description of Work: _____

Total Square Footage: _____ # Stories: _____ Sprinklered: Yes No

Const. Type: _____ Occupancy Class: _____ Separated Non-separated

If additional code information has already been provided as part of the submittal, please indicate: _____

APPLICANT INFORMATION

Project Architect: _____ Phone: _____

Email: _____

Project Designer: _____ Phone: _____

Email: _____

Project Applicant: _____ Phone: _____

Email: _____

Contact Information: _____

Please provide an email and appropriate contact person if you would like plan review comments emailed to you. _____

ADDITIONAL INFORMATION



City of Mt. Juliet

Building Department

International Energy Conservation Code Worksheet

Street Address: _____ Lot No# _____ Subdivision _____

Type of Construction: _____ Occupancy Type: _____ Job Type: New _____ Addition _____ Remodel _____

Foundation Type: Slab _____ Crawl Space _____ Roof Type: Shingle _____ Metal _____ Other _____

<u>Component</u>	<u>Minimum R-Value Insulation</u>	<u>Proposed Design</u>
Roof / Ceiling U-factor = .030 (Max)		
Flat Ceiling	R-38	R-_____
Cathedral Ceiling	R-38	R-_____
Floor Cantilever	R-38	R-_____
Floors U-factor = .047 (MAX)		
Crawl Space	R-19	R-_____
Slab-on-Grade (Heated)* (Unheated)	R-10 (2 ft. Depth) R-10 (2 ft. Depth)	R-_____ R-_____
*Heated Slabs must also have R-5 rating on all slab edges.		
Exterior Walls U-factor = .082 (MAX)		
Wood Framed Walls	R-13	R-_____
Basement Walls		
Continuous Insulation	R-10	R-_____
Framing Cavity Insulation	R-13	R-_____
Crawl Space Wall		
Continuous Insulation	R-10	R-_____
Framing Cavity Insulation	R-13	R-_____
Mass Walls (i.e, ICF, Etc)	R-5	R-_____
Ceiling U-factor = .030 (MAX)		
Ceiling / Attic	R-38	R-_____
Windows U-factor = 0.35		
Single Pane Wood	Single Pane Aluminum	Low E _____
Double Pane Wood	Double Pane Aluminum	Low E _____
Triple Pane Wood	Triple Pane Aluminum	Low E _____
Other		

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction of the performance of construction.

Signature of Applicant / Contractor or Authorized Agent

Date



BUILDING PERMIT APPLICATION

CITY OF MT. JULIET - BUILDING DEPARTMENT

1	JOB ADDRESS		CITY / ZIP CODE					
2	LOT NO.	SUBDIVISION / LOCATION						
3	OWNER NAME	MAILING ADDRESS	CITY / ZIP CODE					
4	PHONE	EMAIL						
5	CONTRACTOR			MAILING ADDRESS	CITY / ZIP CODE			
6	PHONE	LICENSE #	EMAIL					
7	TYPE OF CONSTRUCTION:			<input type="checkbox"/> NEW	<input type="checkbox"/> ALTERATION	<input type="checkbox"/> CHANGE IN USE / OCCUPANCY	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> RE-ROOF
8	PROPOSED USE:			<input type="checkbox"/> NON-RESIDENTIAL / COMMERCIAL	<input type="checkbox"/> APARTMENTS	<input type="checkbox"/> CONSTRUCTION / OFFICE TRAILER	<input type="checkbox"/> GARAGE	<input type="checkbox"/> RETAINING WALL
SQ. FT. LIVING AREA _____			# OF STORIES _____	REAR LOT LINE <input type="checkbox"/> SEE ATTACHED PLOT PLAN				
SQ. FT. GARAGE _____			# OF ROOMS _____	<input type="checkbox"/> CRITICAL LOT				
SQ. FT. BASEMENT _____			# OF BATH RMS _____					
SQ. FT. COMM. / IND. _____			# OF BED RMS _____					
			# OF FIREPLACE _____					
ESTIMATED COST OF CONSTRUCTION _____								
PERMIT FEE _____			PLAN REVIEW FEE _____					
IMPACT FEE _____			EXEMPTION FEE _____					
NOTICE THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.								
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT, THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.								
8	SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT		(DATE)	SIGNATURE OF OWNER (IF OWNER BUILDER)		(DATE)		

SIDE LOT LINE

FRONT LOT LINE



PLUMBING PERMIT APPLICATION

CITY OF MT. JULIET - BUILDING DEPARTMENT

Master Building Permit #

1	JOB ADDRESS			CITY / ZIP CODE		
2	LOT NO.	SUBDIVISION / LOCATION				
3	OWNER NAME	MAILING ADDRESS	CITY / ZIP CODE			
4	PHONE	EMAIL				
5	CONTRACTOR	MAILING ADDRESS	CITY / ZIP CODE			
6	PHONE	LICENSE #	EMAIL			
7	PROPOSED USE:	<input type="checkbox"/> NON-RESIDENTIAL / COMMERCIAL	<input type="checkbox"/> SINGLE FAMILY RESIDENCE	<input type="checkbox"/> TOWNHOME	<input type="checkbox"/> APARTMENTS	<input type="checkbox"/> OTHER
8	CLASS OF WORK:	<input type="checkbox"/> NEW	<input type="checkbox"/> ADDITION	<input type="checkbox"/> ALTERATION	<input type="checkbox"/> REPAIR	
DESCRIBE WORK:		FILL OUT NUMBER OF FIXTURES				
**100,000 BTU'S OR GREATER REQUIRE A STATE PERMIT (WATER HEATERS OR BOILERS)		Number	Type of Fixture or Item	Fee amount	TOTAL FEE	
			WATER CLOSET (TOILET)	X 9.25 Each		
			BATHTUB	X 9.25 Each		
			LAVATORY (WASH BASIN)	X 9.25 Each		
			SHOWER	X 9.25 Each		
			KITCHEN SINK & DISP.	X 9.25 Each		
			DISHWASHER	X 9.25 Each		
			LAUNDRY TRAY	X 9.25 Each		
			CLOTHES WASHER	X 9.25 Each		
			WATER HEATER	X 9.25 Each		
			URINAL	X 9.25 Each		
			DRINKING FOUNTAIN	X 9.25 Each		
			FLOOR DRAIN / FLOOR SINK	X 9.25 Each		
			MOP SINK / HAND SINK	X 9.25 Each		
			WATER LINE	X 38.50 Each		
			WATER PIPING / TREATING EQUIP.	X 9.25 Each		
			WASTE INTERCEPTOR	X 9.25 Each		
			VACUUM BREAKERS / HOSE BIBS	X 9.25 Each		
	LAWN SPRINKLER SYSTEM	X 9.25 Each				
	SEWER	X 38.50 Each				
	CESSPOOL	X 9.25 Each				
	SEPTIC TANK & PIT	X 9.25 Each				
	GREASE OR OTHER TRAP	X 9.25 Each				
	PRESSURE REDUCING VALVE	X 9.25 Each				
	OTHER	X 9.25 Each				
	BASE PERMIT FEE		75 . 00			
	TOTAL FEE	\$				
9	SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT	(DATE)	SIGNATURE OF OWNER (IF OWNER BUILDER)	(DATE)		



MECHANICAL / GAS PERMIT APPLICATION

CITY OF MT. JULIET - BUILDING DEPARTMENT

MASTER BUILDING PERMIT #

1	JOB ADDRESS		CITY / ZIP CODE			
2	LOT NO.	SUBDIVISION / LOCATION				
3	OWNER NAME	MAILING ADDRESS		CITY / ZIP CODE		
4	PHONE	EMAIL				
5	CONTRACTOR	MAILING ADDRESS		CITY / ZIP CODE		
6	PHONE	LICENSE #	EMAIL			
7	PROPOSED USE:	<input type="checkbox"/> NON-RESIDENTIAL / COMMERCIAL	<input type="checkbox"/> SINGLE FAMILY RESIDENCE	<input type="checkbox"/> TOWNHOME	<input type="checkbox"/> APARTMENTS	<input type="checkbox"/> OTHER
8	CLASS OF WORK:	<input type="checkbox"/> NEW	<input type="checkbox"/> ADDITION	<input type="checkbox"/> ALTERATION	<input type="checkbox"/> REPAIR	<input type="checkbox"/> CHANGE OUT
** 100,000 BTU'S OR GREATER REQUIRE A STATE PERMIT (WATER HEATERS OR BOILERS)	DESCRIBE WORK:	QUANTITY	RESIDENTIAL INSTALLATIONS:			
			SINGLE FAMILY DWELLING			
		<input type="checkbox"/> PACKAGE UNIT GAS / HP	<input type="checkbox"/> SPLIT SYSTEM GAS / HEAT PUMP			
			DUPLEX FAMILY DWELLING			
		<input type="checkbox"/> PACKAGE UNIT GAS / HP	<input type="checkbox"/> SPLIT SYSTEM GAS / HEAT PUMP			
	TOWNHOUSES AND APARTMENTS					
<input type="checkbox"/> PACKAGE UNIT GAS / HP	<input type="checkbox"/> SPLIT SYSTEM GAS / HEAT PUMP					
NOTICE THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT, THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.	QUANTITY	COMMERCIAL INSTALLATIONS:				
		NON-RESIDENTIAL / COMMERCIAL				
	<input type="checkbox"/> PACKAGE UNIT GAS / HP	<input type="checkbox"/> SPLIT SYSTEM GAS / HEAT PUMP				
	QUANTITY	GAS APPLIANCES:		TOTAL BTU'S		
		SPLIT FORCED AIR SYSTEM				
		GAS PACKAGE UNIT				
		WATER HEATER				
		GAS LOGS				
		COOKING STOVE/oven				
		GRILL				
		GENERATOR				
		POOL HEATER / UNIT HEATER				
		GAS DRYER				
	TOTAL BTUS					
	ESTIMATED COST	PERMIT FEE				
9	SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE) SIGNATURE OF OWNER (IF OWNER BUILDER) (DATE)					



ELECTRICAL PERMIT APPLICATION

CITY OF MT. JULIET - BUILDING DEPARTMENT

Applicant to complete numbered spaces only.

Master Building Permit #

1	JOB ADDRESS			CITY / ZIP CODE		
2	LOT NO.	SUBDIVISION / LOCATION / BUSINESS NAME				
3	OWNER NAME		MAILING ADDRESS		CITY / ZIP CODE	
4	PHONE		EMAIL			
5	PROPOSED USE: <input type="checkbox"/> NON-RESIDENTIAL / COMMERCIAL <input type="checkbox"/> SINGLE FAMILY RESIDENCE <input type="checkbox"/> TOWNHOME <input type="checkbox"/> APARTMENT <input type="checkbox"/> OTHER					
6	CLASS OF WORK: <input type="checkbox"/> NEW <input type="checkbox"/> ALTERATION <input type="checkbox"/> ADDITION <input type="checkbox"/> REPAIR		Type of Fixture or Item		Number of	Fee Per Item
			Lighting: _____ / Receptacles: _____		\$5.70 1st 10/Add .50 ea.	
7	UTILITIES: <input type="checkbox"/> MTEMC <input type="checkbox"/> NES		Motor Size: _____ Dishwasher / Disposal		Based on Size Horse Power	
			Water Heater Residential		\$15.00 ea.	
8	SERVICE SIZE:		Water Heater Commercial		\$19.00 ea.	
			Electric Range Residential		\$19.00 ea.	
9	SERVICE CONDUCTOR SIZE:		Electric Range Commercial		\$22.75 ea.	
			Electric Clothes Dryer Residential		\$9.50 ea.	
10	AVAIL. SHORT CIRCUIT CURRENT:		Electric Clothes Dryer Commercial		\$13.50 ea.	
			HVAC Air Handler Either Gas or Electric		\$40.00 ea.	
11	TYPE HEAT: <input type="checkbox"/> ELECT. <input type="checkbox"/> GAS <input type="checkbox"/> PACKAGE <input type="checkbox"/> SPLIT		Electric Heat Kit/ Electric Heater		\$19.00 ea.	
			Electric Signs (Hardwired)		\$19.00 ea.	
12	ELEC HEAT KIT: <input type="checkbox"/> 1KW TO 5KW <input type="checkbox"/> 5KW TO 10KW <input type="checkbox"/> OVER 10KW		Portable Structures (Meal Wagon, etc.)		\$19.00 ea.	
			New Service (Including Increase or Relocate)		\$11.50 ea.	
13	WATER HEATER: <input type="checkbox"/> ELECT. <input type="checkbox"/> GAS		Disconnects / New Device / Wiring 220 Volt and up		\$7.55 ea.	
			Switch Panel Size _____ Up to 200 amp		\$9.50 ea.	
14	CLOTHES DRYER: <input type="checkbox"/> ELECT. <input type="checkbox"/> GAS		Switch Panel Size _____ 201 to 400		\$19.00 ea.	
			Switch Panel Size _____ 401 to 800		\$28.50 ea.	
15	RANGE: <input type="checkbox"/> ELECT. <input type="checkbox"/> GAS		Switch Panel Size _____ 801 to 1600		\$47.50 ea.	
			Switch Panel Size _____ 1601 to 3000		\$75.50 ea.	
16	NO. OF CIRCUITS: NO. OF DISCONNECTS:		Switch Panel Size _____ 3001 to 6000		\$142.00 ea.	
			Switch Panel Size _____ ea. Add. 100 amp		\$2.85 ea.	
17	OTHER ELECTRICAL APPLIANCES:		<input type="checkbox"/> Temp <input type="checkbox"/> Serv.Rel.Size _____ Up to 200 amp		\$40.00 ea.	
			<input type="checkbox"/> Temp <input type="checkbox"/> Serv.Rel.Size _____ 201 to 400 amp		\$50.00 ea.	
			<input type="checkbox"/> Temp <input type="checkbox"/> Serv.Rel.Size _____ 401 to 600 amp		\$60.00 ea.	
			<input type="checkbox"/> Temp <input type="checkbox"/> Serv.Rel.Size _____ 601 to 1000 amp		\$100.00 ea.	
			<input type="checkbox"/> Temp <input type="checkbox"/> Serv.Rel.Size _____ Over 1001 amp		\$350.00 ea.	
			Emergency Re-Connect		\$100.00 ea.	
			Rough in Residential / Commercial		\$40.00 ea.	
			Rough in Low Voltage - Residential		\$40.00 ea.	
			Rough in Low Voltage - Commercial		\$100.00 ea.	
			Final - Residential		\$50.00 ea.	
			Final - Non- Residential / Commercial		\$100.00 ea.	
			Total Permit Fee		Minimum Permit Fee 75.00	
18						
	SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT		(DATE)	SIGNATURE OF OWNER (IF OWNER BUILDER)		(DATE)



FIRE SUPPRESSION PERMIT APPLICATION

CITY OF MT. JULIET - BUILDING DEPARTMENT

Applicant to complete numbered spaces only.

Master Building Permit #

1	JOB ADDRESS			CITY / ZIP CODE							
2	LOT NO.	SUBDIVISION / LOCATION									
3	OWNER NAME		MAILING ADDRESS	CITY / ZIP CODE							
4	PHONE	EMAIL									
5	CONTRACTOR				MAILING ADDRESS	CITY / ZIP CODE					
6	PHONE	LICENSE #	EMAIL								
7	PROPOSED USE:		<input type="checkbox"/> NON-RESIDENTIAL / COMMERCIAL	<input type="checkbox"/> SINGLE FAMILY RESIDENCE	<input type="checkbox"/> TOWNHOMES	<input type="checkbox"/> APARTMENTS	<input type="checkbox"/> OTHER				
CLASS OF WORK:		<input type="checkbox"/> NEW	<input type="checkbox"/> ADDITION	<input type="checkbox"/> ALTERATION	<input type="checkbox"/> REPAIR						
DESCRIBE WORK:		<p>THE FOLLOWING INFORMATION MUST BE SUBMITTED FOR PLAN REVIEW TO THE EXTERNAL FTP FOR REVIEW.</p> <p>https://cityofmtjuliet.exavault.com/share/view/wak-85tj30st</p> <p>PASSWORD Juliet</p> <table border="1"><tr><td>SHOP DRAWINGS OR HOOD DRAWINGS (WORKING DRAWINGS)</td></tr><tr><td>SPRINKLER / HOOD CALCULATIONS (IF APPLICABLE)</td></tr><tr><td>LIST OF EQUIPMENT TO BE USED, MAKE, MODEL AND TYPE</td></tr><tr><td>FLOOR PLAN OF BUILDING, SHOWING ALL ROOMS AND AREAS</td></tr></table>						SHOP DRAWINGS OR HOOD DRAWINGS (WORKING DRAWINGS)	SPRINKLER / HOOD CALCULATIONS (IF APPLICABLE)	LIST OF EQUIPMENT TO BE USED, MAKE, MODEL AND TYPE	FLOOR PLAN OF BUILDING, SHOWING ALL ROOMS AND AREAS
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LIST OF EQUIPMENT TO BE USED, MAKE, MODEL AND TYPE											
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8											
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT		(DATE)	SIGNATURE OF OWNER (IF OWNER BUILDER)		(DATE)						



FIRE OPERATIONAL PERMIT APPLICATION

CITY OF MT. JULIET - BUILDING DEPARTMENT

Applicant to complete numbered spaces only.

Master Building Permit #

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	EXPLOSIVES X \$100																																																															
	*FIREWORKS (DISPLAY) X \$100																																																															
	FLAMMABLE & COMBUSTIBLE LIQUID X \$100																																																															
	TAR KETTLES X \$100																																																															
	HAZARDOUS CHEMICALS X \$100																																																															
	HIGH PILED COMBUSTIBLE STOCK X \$100																																																															
	TENTS OR AIR SUPPORTED STRUCTURE X \$100																																																															
	AEROSOL PRODUCTS X \$100																																																															
	*UNDERGROUND STORAGE TANK X \$100																																																															
	OXIDIZERS & ORGANIC PEROXIDES X \$100																																																															
	AMUSEMENT BUILDINGS X \$100																																																															
	CARNIVALS & FAIRS / EXHIBITS & TRADE SHOWS X \$100																																																															
	OTHER X \$100																																																															
	TOTAL FEE \$																																																															
9	SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT			(DATE)	SIGNATURE OF OWNER (IF OWNER BUILDER)		(DATE)																																																									



City of Mt. Juliet

Building Department

Adequate Facilities Tax

To: All Builders, Developers, and Contractors

Please be advised effective November 1, 2003 you will need to submit a copy of the Adequate Facilities Tax Certificate to the Building and Codes Department before a Building permit can be issued.

This applies to **All** New Dwellings, Commercial and Industrial Buildings

You may apply for the Adequate Facilities Tax at the following building.

Wilson County Building Inspector's Dept.
223 East Gay Street
Lebanon, TN 37087
Phone (615) 444-3025

ORDINANCE

2023-08

**AN ORDINANCE TO ADOPT AND AMEND ORDINANCE 2018-01 FEES FOR
BUILDING CONSTRUCTION, RE-INSPECTION FEES AND TEMPORARY
CERTIFICATES OF OCCUPANCY (TEMP CO'S).**

WHEREAS, Tennessee Code Annotated §§'s 6-54-501 through 6-54-510 authorizes municipalities to adopt building and fire codes by reference; and,

WHEREAS, Ordinance 2018-01 adopted on 1/8/2001 provides a mechanism for periodic adjustment to the fees associated with building construction; and

WHEREAS, it is in the City's interest to update the fee schedule (attached and available in the building department) for building construction, re-inspection fees and to add a fee for Temporary Certificates of Occupancy (Temp CO's); and,

WHEREAS, the City of Mt Juliet provides certain services and incurs certain costs with the development and maintenance of property within the City, including the cost of permit preparation and administration, plan review, inspections and other services; and,

WHEREAS, the City Commission deems it necessary and appropriate that these fees adequately reflect the costs associated with these services,

BE IT THEREFORE ORDAINED by the Board of Commissioners for the City of Mt Juliet, Wilson County, Tennessee that:

SECTION 1. That the Mt. Juliet Municipal Code known as "Chapter 26, Article VII, BUILDING CONSTRUCTION, PLAN REVIEW, and INSPECTION FEES" be amended to read as follows:

SECTION 2. The attached Fee Schedule is approved by the City of Mt. Juliet Board of Commissioners and will become effective April 3, 2023.

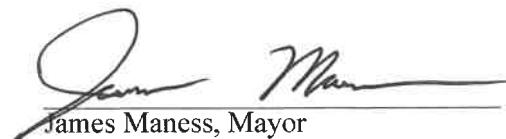
BE IT FURTHER ORDAINED:

In the case of conflict between this Ordinance and any part hereof, in the whole or part of any existing Ordinance of the city, the conflicting Ordinance is repealed to the extent of the conflict but no further.

If any section, clause, provision or portion of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance.

First Reading: 2/13/23

Second Reading: 3/13/23



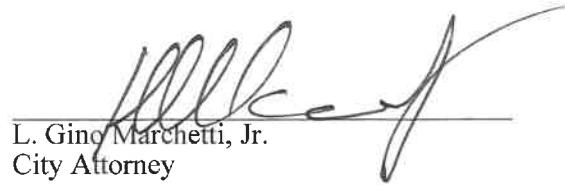
James Maness, Mayor

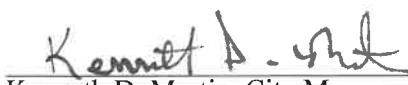
ATTEST:



Sheila S. Luckett, MMC
City Recorder

APPROVED AS TO FORM:


L. Gino Marchetti, Jr.
City Attorney


Kenneth D. Martin, City Manager

Building Fee Schedule

Adopted March 13, 2023 / Ordinance 2023-08

**The Mt. Juliet Municipal Code, Chapter 26, Article VI
BUILDING CONSTRUCTION, PLAN REVIEW, INSPECTION
FEES, AND TEMPORARY CERTIFICATE OF OCCUPANCY**
fees are as follows:

Fee Schedule Number 1:

For Residential Decks, Miscellaneous including detached garages, pole barns, and other outdoor structures. Remodels and Renovation Construction the fees shall be determined by Fee Schedule number 1.

Total Valuation *	Fee
\$1,000.00 and Less	\$15.00 fee for each inspection shall be charged. Minimum charge of \$50.00
\$1001.00 to \$50,000.00	\$15.00 fee for the first \$1,000 plus \$5.00 for each additional \$1,000. Or fraction thereof, to and including \$50,000. Minimum charge of \$50.00.
\$50,001.00 to \$100,000.00	\$260.00 for the first \$50,000 plus \$4.00 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001.00 to \$500,000.00	\$460.00 for the first \$100,000.00 plus \$3.00 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,000.00 and UP	\$1,660.00 for the first \$500,000 plus \$2.00 for each additional \$1,000. Or fraction thereof.

**Valuation shall be determined by the most current published "Building Valuation Data" (without the regional modifier) as published by the International Code Council on their website: www.iccsafe.org*

For all Non-Residential New Construction, the fees shall be determined by Fee Schedule number 2.

FEE SCHEDULE NUMBER 2

Building Size in Square Footage	Permit Fee
10,000 sq ft. or less	\$.40 per sq. ft.
10,001 – 30,000 sq. ft.	\$.30 per sq. ft.
30,001 – 50,000 sq. ft.	\$.25 per sq. ft.
50,001 – 100,000 sq. ft.	\$.20 per sq. ft.
100,001 – 200,000 sq. ft.	\$..15 per sq. ft.
200,001 – 400,000 sq. ft.	\$..11 per sq. ft.
400,001 – sq. ft. or greater	\$..11 per sq. ft.

Plan Review Fee:

A Plan Review Fee shall be charged for all construction is adopted as follows: Residential Construction the Plan Review Fee shall be equal to $\frac{1}{2}$ (one-half) the Building Permit Fee. Non-Residential Construction the Plan Review Fee shall be equal to the Building Permit Fee.

Plumbing Permit Fee:

A Plumbing Permit Fee for all Construction is adopted as follows:

Plumbing Permit Base Fee:	\$75.00, plus,
Cost per each additional Fixture of	\$ 9.25 each fixture, plus
Sewer Connection Fee:	\$38.50 (if applicable), plus
Water Connection Fee:	\$38.50 (if applicable)

Mechanical Permit Fee:

A Mechanical Permit Fee for all Construction is adopted as follows:

Residential Mechanical Permit Base Fee:	\$75.00, plus
Cost of each additional Fixture of \$10.00 each fixture, plus	
Water Heater Fee:	\$19.00 (if applicable)
Residential Dwellings (per unit if Multi-Family)	

Mechanical Permit Base Fee Non- Residential: \$75.00 for the first thousand (\$1,000), plus \$8.00 for each additional \$1,000 or fraction thereof.

Electrical Permit Fee:

An Electrical Permit Fee for all Construction is adopted as follows:

1. For Lighting Circuits or any other circuit where the outlets are intended to be install for low-voltage devices or lamp-holding devices or receptacles for the attachment of small portable electrical devices and appliances; 130 volts or less:
 - a. For the installation of 10 or less such outlets. \$ 5.70
 - b. For additional outlets over 10, each \$.50
2. Motors and Generators:
 - a. One horsepower or less, each \$ 2.00
 - b. Over 1 and including 10 horsepower, each \$ 7.55
 - c. Over 10 horsepower, each \$13.25
 - d. Motor-Generator Sets, each \$19.00

3.	Electric ranges:	
	a. Residential, each	\$19.00
	b. Commercial, each	\$22.75
4.	Water heaters:	
	a. Residential, each	\$15.00
	b. Commercial, each	\$19.00
5.	Electrical heat and electrically heated appliances other than ranges and water heaters:	
	a. Over 1 kw and including 5 kw, each	\$ 19.00
	b. Over 5 kw and including 10 kw, each	\$19.00
	c. Over 10 kw, each	\$19.00
	d. HVAC, each air handling unit	\$40.00
6.	Electric Dryers:	
	a. Residential, each	\$ 9.50
	b. Commercial, each	\$13.50
7.	Electric Signs (excluding service), each	\$19.00
8.	Lunch wagons, bookmobiles, medical service vehicles, and similar structures on wheels, for lighting only	\$19.00
9.	Service, new installation, increasing size, or relocation, per meter	\$11.50
10.	Installation of any wiring, device, apparatus, appliance or equipment not specifically covered herein, such as but not limited to disconnects, 220 volt receptacles, each	\$7.55
11.	Distribution, lighting or switch panels:	
	a. Up to, and including 200 amperes, each	\$ 9.50
	b. 201 to 400 amperes, each	\$ 19.00
	c. 401 to 800 amperes, each	\$ 28.50
	d. 801 to 1600 amperes, each	\$ 47.50
	e. 1601 to 3000 amperes, each	\$ 75.50
	f. 3001 to 6000 amperes, each	\$142.00
	Each additional 100 amperes or fraction thereof	\$ 2.85
13.	Temporary Poles and Service Releases:	
	a. 0 to 200 amperes	\$ 40.00
	b. 201 to 400 amperes	\$ 50.00
	c. 401 to 600 amperes	\$ 60.00
	d. 601 to 1,000 amperes	\$100.00
	e. Over 1,000 amperes	\$350.00
14.	Low Voltage	
	a. Commercial, per inspection	\$100.00
	b. Residential, per inspection	\$ 40.00
15.	Occupancy Final	
	a. Commercial, per inspection	\$100.00
	b. Residential, per inspection	\$ 50.00

16.	Emergency Re-connection of service, each	\$100.00
17.	Consultation Fee	\$ 75.00
18.	Rough-In	\$ 40.00
19.	Minimum Fee permit for the installation of any electrical system or part thereof, including but not limited to the installation of both new electrical systems and additions, alterations and repairs to existing electrical systems, the installation of electrical fixtures, equipment, devices and appurtenances thereto, temporary services, etc.)	\$ 75.00 (Including

Demolition Permit Fee:

A Demolition Permit Fee for all Construction is adopted as follows:

For a Residential Single Family Dwelling the Fee shall be \$ 125.00

For all other Demolition the Fee shall be: 0 to 100,000 cubic feet \$125.00
100,000 cubic feet and up \$125.00 plus \$.50 per thousand
cubic feet or fraction thereof

Swimming Pool Permit Fee:

A Swimming Pool Permit Fee for all Construction is adopted as follows:

For an above ground residential private pool the fee shall be \$ 50.00

For all other pools the fee shall be based upon the contract or purchase price based upon Fee Schedule Number 1 of this ordinance.

Fire Code System Permit Fee:

A Fire Code System Permit Fee for all Construction is adopted as follows:

For a Residential Single Family Dwelling the Fee shall be: \$25.00

For all other structures the Base Fee shall be: \$250.00 or \$1.00 per sprinkler head or suppression fixture (Whichever is greater).

All other Construction or Operation Permits required by the International Fire Code \$100.00 each event or annually as needed.

Structure Moving Permit Fee:

A Structure Moving Permit Fee for all Construction is adopted as follows:

A Fee for the moving of a structure into, out of, or through the city shall be: \$100.00 plus any fees charged by the Regional Planning Commission (if required).

FEE FOR BEGINNING TO WORK WITHOUT OBTAINING A PERMIT:

Any person who commences any work on a building, structure, electrical, gas, mechanical, plumbing or fire suppression system prior to obtaining the appropriate permits, shall be subject to a penalty of 100% of the usual Permit Fee in addition to the required permit fees, (i.e. triple the permit fee)

Re-inspection Fee / Failed inspections Fee:

If any construction work that requires an inspection, does not meet the minimum standards and fails inspection shall be subject to a re-inspection fee as follows:

1. For the first failed inspection the re-inspection fee shall be	\$ 100.00
2. For each second failed inspection the re-inspection fee shall be	\$200.00
3. For the third failed inspection the re-inspection fee shall be	\$300.00
4. For the fourth failed inspection fee the re-inspection fee shall be \$400.00 with a minimum of a three (3) day stop work order attached.	

This fee must be paid prior to re-inspection being performed unless other arrangements are made with the Building Official.

TN Department of Commerce and Insurance Rule 0780-02-03:

If the construction must comply with the requirements for review by the Tennessee Department of Commerce and Insurance as provided for in Rule 0780-02-03, and the plans must be reviewed and permits issued by the City of Mt Juliet, an additional plan review fee of Two Hundred Fifty

Dollars (\$250) plus Two Dollars and Fifty Cents (\$2.50) per each one thousand dollars (\$1,000) or fraction thereof, based on valuation of construction, will be added to the above fees.

RESIDENTIAL TEMPORARY CERTIFICATE OF OCCUPANCY (TEMP CO):

Residential Temporary CO cost is Two-Hundred Fifty Dollars (\$250.00) and is valid for 30 days. The Temporary CO can be re-issued two (2) times per property with the approval of the Building Official.

Commercial Temporary CO cost is 3% of the total building permit cost or a minimum of \$500.00 whichever is greater. The Temporary CO can be re-issued two (2) times per property with the approval of the Building Official.

RE-ROOFING PERMIT FEE:

Residential re-roofing permit cost is \$75.00. The required inspections are a rough-in and a final inspection.

Commercial re-roofing permit cost is 1% of the total job cost evaluation. We will need to see the written signed contract before issuing the permit.

Building Valuation Data – FEBRUARY 2023

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2023. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2021 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs

include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.
2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$233.85/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$233.85/sq. ft x 0.0075
= \$28,062

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.

- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c}

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	338.88	327.46	319.76	307.63	289.42	280.47	298.24	268.37	259.83
A-1 Assembly, theaters, without stage	310.12	298.70	291.00	278.87	260.66	251.71	269.48	239.62	231.07
A-2 Assembly, nightclubs	275.09	266.93	259.34	250.54	234.96	228.26	241.54	213.57	206.65
A-2 Assembly, restaurants, bars, banquet halls	274.09	265.93	257.34	249.54	232.96	227.26	240.54	211.57	205.65
A-3 Assembly, churches	314.65	303.24	295.53	283.41	265.65	256.70	274.02	244.61	236.06
A-3 Assembly, general, community halls, libraries, museums	268.44	257.02	248.32	237.19	218.26	210.31	227.80	197.22	189.68
A-4 Assembly, arenas	309.12	297.70	289.00	277.87	258.66	250.71	268.48	237.62	230.07
B Business	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
E Educational	280.42	270.83	263.70	252.34	235.54	223.64	243.64	205.87	199.45
F-1 Factory and industrial, moderate hazard	161.70	154.21	144.70	139.94	124.72	118.51	133.72	103.40	96.83
F-2 Factory and industrial, low hazard	160.70	153.21	144.70	138.94	124.72	117.51	132.72	103.40	95.83
H-1 High Hazard, explosives	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	N.P.
H234 High Hazard	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	86.28
H-5 HPM	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
I-1 Institutional, supervised environment	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2 Institutional, hospitals	438.26	428.62	419.26	408.96	386.98	N.P.	399.78	361.97	N.P.
I-2 Institutional, nursing homes	304.86	295.22	285.86	275.55	256.23	N.P.	266.37	231.21	N.P.
I-3 Institutional, restrained	298.67	289.02	279.66	269.36	250.30	240.95	260.18	225.29	214.80
I-4 Institutional, day care facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
M Mercantile	205.22	197.06	188.47	180.67	164.83	159.13	171.67	143.44	137.53
R-1 Residential, hotels	267.42	258.06	249.33	240.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multiple family	223.61	214.25	205.52	196.79	177.77	171.76	196.82	155.95	149.80
R-3 Residential, one- and two-family ^d	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
S-1 Storage, moderate hazard	149.85	142.36	132.84	128.08	113.17	106.96	121.87	91.86	85.28
S-2 Storage, low hazard	148.85	141.36	132.84	127.08	113.17	105.96	120.87	91.86	84.28
U Utility, miscellaneous	115.48	108.95	102.64	98.13	88.49	81.89	93.86	69.76	66.48

a. Private Garages use Utility, miscellaneous

b. For shell only buildings deduct 20 percent

c. N.P. = not permitted

d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.

ORDINANCE 98-16

AN ORDINANCE ADOPTING IMPACT FEES FOR RESIDENTIAL DEVELOPMENT IN THE CITY OF MT. JULIET AND TO PLACE IN EFFECT THE PROVISIONS OF TENNESSEE SENATE BILL NO. 3007.

BE IT ORDAINED by the City of Mt. Juliet, Wilson County, Tennessee as follows:

Section 1. The Board of Commissioners of the City of Mt. Juliet hereby finds that:

(a) New residential development imposes increased and excessive demands upon City facilities.

(b) Studies show that new development overburdens existing public facilities and that tax revenues generated from new development do not generate sufficient funds to provide public facilities to serve new development.

(c) Planning, economic and demographic studies project that new development will continue and will place ever-increasing demands on the City to provide public facilities to serve new development.

(d) The development potential and property values of properties in the designated benefit areas are strongly influenced by City policy as expressed in the comprehensive plan and as implemented by the City zoning ordinance and map.

(e) To the extent that new development in designated benefit areas place demands upon the public facilities, those demands should be satisfied by shifting the responsibility for financing the provision of such facilities from the public to the development creating the demands.

(f) The City is responsible for and is committed to providing public facilities at levels necessary to cure any existing deficiencies in already developed areas.

(g) Impact fees collected pursuant to this Ordinance may not be used to cure existing deficiencies in public facilities.

(h) The Board finds that there is a need for transportation related projects anticipated to be funded, in part, by this tax and adopts the Master Plan and Route Plan which indicate the need for and costs of public transportation related projects. The Board further finds that such public transportation related projects is related to new development in the City of Mt. Juliet.

(i) The findings of Impact Fee Study by James Duncan and Associates dated October 27, 1997 is adopted and incorporated by reference into this Ordinance.

Section 2. Authorization.

This Ordinance is enacted pursuant to the general police power, the authority granted pursuant to the Constitution of the State of Tennessee, the Tennessee Code Annotated and State of Tennessee Senate Bill No. 3007 enacted by Tennessee State legislature effective May 19, 1998.

SECTION 3. Purpose and Intent.

Any judicial action or proceeding to attack, review, set aside, or annul the reasonableness, legality, or validity of any impact fee must be filed and service of process effected within ninety (90) days following the date of imposition of the fee or the final determination of the Board of Commissioners, whichever is later. In the event of a conflict between the provisions of this Ordinance and the provisions of any other ordinance or resolution establishing or amending impact fees, the provisions of this Ordinance shall govern.

SECTION 4. Effective date.

This Ordinance becomes effective upon final passage or at the earliest date allowed by law.

SECTION 5. Applicability.

Unless expressly excepted or exempted, this Ordinance applies to all fees imposed by the City to finance capital facilities, the need for which is created by new residential development, including:

SECTION 6. Exemptions.

This Ordinance does not apply to:

(a) **Public Buildings** "Public Buildings" shall mean a building owned by the State of Tennessee or any agency thereof, a political subdivision of the State of Tennessee, including but not necessarily limited to counties, cities, school districts and special districts, or the federal government or any agency thereof.

(b) **Places of Worship** "Places of Worship" shall mean that portion of a building owned by a religious institution which has tax-exempt status, which is used for worship services and related functions, but does not include buildings or portions of buildings which are used for purposes other than for worship and related functions or which are or are intended to be leased, rented or used by persons who do not have tax-exempt status.

(c) **Commercial Property** "Commercial Property" shall mean development of any property for a purpose other than for a dwelling unit or units.

SECTION 7. Imposition, Calculation and Collection of Impact Fees.

(a) Except as provided in this Ordinance and any amendment to this Ordinance, the City may impose impact fees as a condition of approval of all new development projects covered by this Ordinance. The fee will be imposed based on the square feet of floor area. Floor area shall mean the total of the gross horizontal area of all floors, including usable basements and cellars, below the roof and within the outer surface of the main walls of principal or accessory buildings or the center lines of party wall separating such buildings or portions thereof.

(b) The base fee amount of each residential development shall be calculated annually and adopted by the Board of Commissioners by Resolution not to exceed the maximum fees allowed by law. The fee is set at fifty (50) cents per gross square foot of new residential development and may be amended by Resolution on an annual basis as provided for in this Ordinance.

(c) Impact fees shall be collected by the Public Works Director, or at his direction, at the time and as a condition for issuance of a building permit.

(d) Impact fees shall be expended for streets and parks.

SECTION 8. Amendments

Prior to the City Commissioner's adoption of the budget and revisions to the Capital Improvements Project List, the Director of Finance shall report at least once each year to the Board of Commissioners with:

- a. Recommendations for amendments to this Ordinance
- b. Proposals for changes to the Capital Improvements Project List, identifying capital improvements to be funded in whole or in part by impact fees;
- c. Proposals for changes in the boundaries of benefit areas; and
- d. Proposals for changes to impact fee rates and schedules

SECTION 9. Appeals.

(a) Any person or concern affected by the imposition of an impact fee may challenge the imposition of a fee imposed pursuant to this Ordinance by filing with the City Clerk a written notice of appeal with a full statement of the grounds and an appeal fee of two hundred dollars (\$200) or such other amount as may be fixed from time to time by Resolution of the Board of Commissioners. The City may continue processing the development application if the notice of appeal is accompanied with a bond or other security in an amount equal to the impact fee.

(b) The appellant bears the burden of demonstrating that the amount of the fee was not calculated according to the procedures established in this Ordinance or by Resolution adopting fees.

(c) At a regular meeting following the filing of the appeal, the Board of Commissioners shall fix a time and place for hearing the appeal, and the City Recorder shall mail notice of the hearing to the appellant at the address given in the notice of appeal. The hearing shall be conducted at the time and place stated in the notice, and the determination of the Board of Commissioner shall be announced at the conclusion of the hearing or at the next regular meeting of the Board of Commissioners. The determination of the Board of Commissioners shall be final.

SECTION 10. Severability

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, despite the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions would be declared invalid or unconstitutional.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole or part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

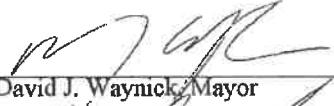
If any section, clause, provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this ordinance.

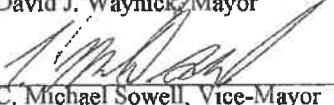
This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:
SECOND READING:

shg/98
6/15/98

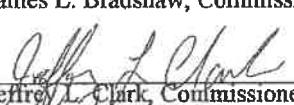

David J. Waynick, Mayor


C. Michael Sowell, Vice-Mayor

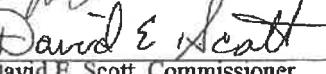
ATTEST:


Sheila Luckett

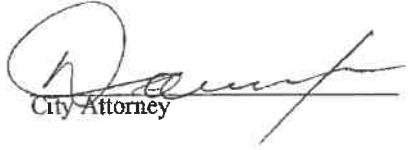
Sheila Luckett, Recorder

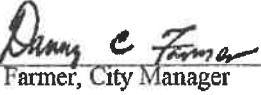

James L. Bradshaw, Commissioner


Jeffrey L. Clark, Commissioner


David E. Scott, Commissioner

APPROVED AS TO FORM:


City Attorney


Danny Farmer, City Manager

Page 4 of 4 Pages
Ordinance No. _____

ORDINANCE 2023-09

AN ORDINANCE AMENDING ORDINANCE 2018-33, ARTICLE II, CHAPTER 8, OF THE MT. JULIET CODE ARTICLE II, CHAPTER 8, SECTIONS 8-20 (2) "ADDITIONAL CODES ADOPTED" OF THE MT. JULIET MUNICIPAL CODE TO ADOPT THE 2018 EDITION OF THE INTERNATIONAL CODE AND TO ADD LOCAL REGULATIONS

WHEREAS, Tenn. Code Annotated §§'s 6-54-501 through 6-54-511 authorizes municipalities to adopt building, electrical, and fire codes by reference; and,

NOW THEREFORE, BE IT ORDAINED by the City Commission of City of Mt. Juliet, Wilson County, Tennessee, as follows:

Section 1:

Ordinance 2018-33 is eliminated and replaced with this ordinance that adopts the 2018 Edition of the International Building Code.

Section 2.

2018 Edition of the International Residential Code: plus, Appendices A, B, C, E, F, G, H, I, J, K, M, N, O, P: are amended as follows:

Table R301.2(1) adding the following Snow Load "10", wind speed "115", was (90) Seismic "B", weathering "severe", Frost Line Depth, "6", Termite "Moderate to Heavy", Winter design temperature "14°F", Ice Barrier Required, "No", Flood Hazards, "As shown on FEMA FIRM Panel", Dated , At Freezing Index "1500 or less", and Mean Annual Temperature "57°F" **Section 3:**

2018 Edition of International Energy Conservation Code as amended as follows:

1. Replace Table C402.1.3 (2018 IECC) with Table 502.2(1) from the 2009 Edition of the IECC
2. Replace Table R402.1.2 (2018 IECC) with Table 402.1.1 from the 2009 Edition of the IECC

Section 4:

Section 8-20 Additional Codes amended to add:

MT. JULIET LOCAL AMENDMENTS

B. Local Amendments are as follows:

1. Type NM cable (Romex) shall not be permitted in any commercial properties.
2. Type NM cable (Romex) is not permitted in walls constructed with metal stud framing.
3. Smoke Detector & Carbon Monoxide detector boxes shall be marked Red in color.
4. Ufer (Footer) Ground shall be inspected at the time of the footing inspection.
5. Sheet rock screws shall not be permitted to secure any electrical equipment.
6. All boxes shall be secured, and all splices made with approved and listed terminals at time of rough-in inspection.

Temporary Electrical Services shall be properly braced and maintained in a safe and secure manner at all times. Failure to maintain the temporary service will result in the service being disconnected and a re-inspection required

Section 5.

R303.4 Mechanical ventilation.

Where the air infiltration rate of a dwelling unit is less than 5 air changes per hour when tested with a blower door at a pressure of 0.2 inch w.c (50 Pa) in accordance with Section N1102.4.1.2, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with Section M1505.4 *or approved air exchanger on the HVAC System which will make up the required ventilation.*

Section 6.

2018 Edition of International Building Code; plus appendices A, B, C, E, F, G H, I, J, and K; and amended as follows:

1. Section 1015.8
2. 1015.8 Window Openings

Windows in Group R-2 and R-3 buildings including dwelling units, where the top of the sill of an operable window opening is located less than 36 inches 24 inches above the finished floor and more than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, shall comply with one of the following:

3. Operable windows where the top of the sill of the opening is located more than 75 feet (22 860 mm) above the finished grade or other surface below and that are provided with window fall prevention devices that comply with ASTM F2006.
4. Operable windows where the openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the window is in its largest opened position.
5. Operable windows where the openings are provided with window fall prevention devices that comply with ASTM F2090.
6. Operable windows that are provided with window opening control devices that comply with Section 1015.8.1

Section 7.

2018 Edition of International Energy Conservation Code as amended as follows:

1. Replace Table C402.1.3 (2018) with Table 502.2(1) from the 2009 Edition of the IECC
2. Replace Table R402.1.2 (2018 IECC) with Table 402.1.1 from the 2009 Edition of the IECC

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole or part of any existing ordinance of the City, the most restrictive code provision will apply, If any section, clause, provision or portion of this ordinance is held to be invalid or unconstitutional by any

court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this ordinance.

That nothing in this ordinance or in the International Building Codes hereby adopted shall be construed to affect any suit or proceedings pending in any, court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed, not shall any just or legal right, remedy of any character be lost, impaired or affected by this ordinance.

PASSED: 3/13/23



James Maness, Mayor

FIRST READING: 2/13/23
SECOND READING 3/13/23

ATTEST:

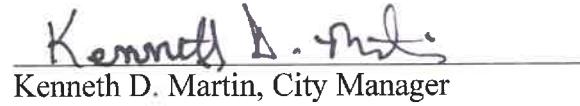


Sheila S. Luckett, MMC
City Recorder

APPROVED AS TO FORM:



L. Gino Marchetti, Jr.
City Attorney



Kenneth D. Martin

Kenneth D. Martin, City Manager



Building Codes Department For The City of Mt. Juliet Mt. Juliet, Tennessee

Executive Summary

Executive Summary: An ordinance supported by the current International Code Council (ICC) building code, ICC Fire Code and NFPA 101, Life Safety Code adopted by the City of Mt. Juliet, that would allow temporary certificates on occupancy for commercial and residential structures.

Who: Mt. Juliet Board of Commissioners

When: MJBOC Meeting

Where: Mt Juliet City Hall

Why: For the purpose of allowing the issuance of temporary certificates of occupancy for commercial and residential occupancies that have passed all final inspections, including life safety, but do not meet all requirements by planning and zoning or storm water.

Referenced by the following:

IBC A111.3

IRC R110.4

LOCATION

NO.

BUILDING PERMIT

2018 Codes
2017 NEC

PERMIT FOR NEW CONSTRUCTION, ADDITIONS, ALTERATIONS, ETC.

MT. JULIET, TENNESSEE
OFFICE OF BUILDING INSPECTOR

PERMITS WILL EXPIRE AFTER
180 DAYS

INSPECTIONS REQUIRED

1. FOUNDATION INSPECTION - TO BE MADE AFTER TRENCHES ARE EXCAVATED, FORMS ERECTED AND BEFORE FOUNDATION IS POURED.
2. FRAME INSPECTION - TO BE MADE AFTER THE ROOF, ALL FRAMING, FIRE-BLOCKING AND BRACING ARE IN PLACE AND ALL PIPES, CHIMNEYS AND VENTS ARE COMPLETED. ALL MECHANICAL, PLUMBING, AND ELECTRICAL ROUGH-INS HAVE BEEN INSPECTED AND PASSED.
3. FINAL INSPECTION / CERTIFICATE OF OCCUPANCY - TO BE MADE AFTER THE BUILDING IS COMPLETE AND READY FOR OCCUPANCY. ALL INSPECTIONS ARE COMPLETE.

NOTICE

NO WORK MAY BE DONE ON ANY PART OF A BUILDING OR STRUCTURE BEYOND THE POINT INDICATED BY EACH OF THE INSPECTIONS. THIS PERMIT CARD MUST BE POSTED SECURELY, BE VISIBLE FROM THE STREET AND BE PROTECTED FROM THE WEATHER. REMOVAL, ALTERATION, OR MUTILATION OF THIS SIGN UNTIL COMPLETION OF SUCH WORK IS PROHIBITED.

For All inspections please email to:

Bldg@mtjuliet-tn.gov To speak with the office
please call 615-773-6225

	BY	DATE
FOOTING		
SLAB (RADON)		
ELECTRICAL IN SLAB		
PLUMBING SLAB		
ELECTRICAL ROUGH-IN		
ELECTRICAL LOW VOLTAGE ROUGH-IN	All of the Electrical must be done	
ELECTRICAL HVAC ROUGH-IN	at the same time	
FOUNDATION SURVEY: MUST BE DONE	BEFORE FRAME INSPECTION	
PLUMBING ROUGH-IN		
GAS	Gas/Mechanical, plumb & frame must be	
MECHANICAL	inspected together	
FRAME		
FIRE SPRINKLER (As Needed)		
INSULATION		
SEWER CONNECTIONS		
WATER CONNECTIONS		
FIRE LINE (As Needed)		
GREASE TRAP - George Page 773-6274		
SERVICE RELEASE		
FINAL ELECTRICAL LOW VOLTAGE		
FINAL ELECTRICAL HVAC		
FINAL ELECTRICAL FINAL		
LIFE SAFETY		
STORMWATER FINAL		
BLOWER DOOR / DUCT BLASTER TEST	RESIDENTIAL	
BUILDING FINAL		

BUILDING INSPECTION REQUEST

DATE OF REQUEST _____ DATE REQUESTED FOR _____

ADDRESS _____

LOT # _____ SUBDIVISION _____

REQUESTED BY: _____ PHONE # _____

NOTES: _____

PERMIT TYPE	PERMIT NUMBER
BUILDING	
PLUMBING	
MECHANICAL/GAS	
ELECTRICAL	
ELECTRICAL - LV	
ELECTRICAL - HVAC	
SPRINKLER (if applicable)	
STORMWATER	

INSPECTION TYPE REQUESTED		
<input type="checkbox"/> ELECTRICAL TEMP POLE	<input type="checkbox"/> PLUMBING ROUGH-IN	<input type="checkbox"/> ELECTRICAL GROUND ROD
<input type="checkbox"/> FOOTING <input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> MECHANICAL ROUGH-IN	<input type="checkbox"/> ELECTRICAL SERVICE RELEASE
<input type="checkbox"/> SLAB (RADON)	<input type="checkbox"/> GAS ROUGH-IN	<input type="checkbox"/> ELECTRICAL FINAL
<input type="checkbox"/> PLUMBING SLAB	<input type="checkbox"/> FRAME	<input type="checkbox"/> ELECTRICAL HVAC FINAL
<input type="checkbox"/> ELECTRICAL SLAB	<input type="checkbox"/> FIRE SPRINKLER	<input type="checkbox"/> ELECTRICAL LOW VOLTAGE FINAL
<input type="checkbox"/> ELECTRICAL HVAC ROUGH-IN		
<input type="checkbox"/> ELECTRICAL ROUGH-IN		
<input type="checkbox"/> ELECTRICAL LOW VOLTAGE ROUGH-IN	<input type="checkbox"/> INSULATION	<input type="checkbox"/> BUILDING FINAL
	<input type="checkbox"/> SEWER CONECTIONS	<input type="checkbox"/> MECHANICAL FINAL
	<input type="checkbox"/> WATER CONECTIONS	<input type="checkbox"/> PLUMBING FINAL

Sec. 16-22. - Anti-noise regulations.

(a) *Prohibited.* It is unlawful to create, emit or cause to be emitted any excessive, loud and disturbing noise. The following shall be *prima facie* evidence of excessive, loud and disturbing noise:

(1) *Musical instruments, TVs and amplifying machines—Time condition.* The use of any musical instrument, radio set, television set, phonograph, Victrola or other instrument, machine or device for amplifying, producing or reproducing sound, in such manner as to disturb the peace and comfort of the neighboring inhabitants or at any time with louder volume than is necessary for convenient hearing of the persons who are in the room, chamber or in the vicinity in which such instrument, machine or device is operated and who are voluntary listeners thereto. The operation of any such instrument, machine or device between the hours of 9:00 p.m. and 7:00 a.m. in such a manner as to be plainly audible at a distance of 50 feet or more from the building or structure in which it is located shall be *prima facie* a violation of this section.

(2) *Same—Distance and decibel condition.* Any noise created for the entertainment, enjoyment or benefit of the creator or their guests shall be presumed to be excessive, loud and disturbing if any of the following apply:

- a. The noise is clearly audible for a distance of 50 feet or more from the property line from which the noise emanates;
- b. The noise is clearly audible by a passenger of a motor vehicle, other than a vehicle from which the noise may come, on a public street or thoroughfare with the doors and windows of the vehicle closed; or
- c. The noise occurring between the hours of:
 1. 9:00 p.m. and 7:00 a.m. in residential areas and OPS of the city;
 2. Between 10:00 p.m. and 6:00 a.m. in commercial areas except OPS of the city on a Friday or Saturday night; or
 3. Between 9:00 a.m. and 6:00 a.m. in commercial areas except OPS of the city from Sunday through Thursday nights; which can be heard more than 30 feet beyond the property line in residential areas of the city or 50 feet beyond the property line in commercial areas of the city.

In the event noise measuring devices or equipment are available, or become available, to measure the noise as against the ambient background noise, and the noise exceeds the ambient background noise by 15 decibels at any time between 9:00 p.m. and 7:00 a.m. or the noise is 25 decibels louder than the ambient background noise at any hour without regard to cause.

Measurements of noise and ambient background noise shall be made at the property line unless other persons using the same property are complaining about the noise in which case the measurement shall be from the source of the noise. The use of measuring devices may be used as

a supplement to other evidence or as evidence of a violation but is not required for the establishment of a violation.

(3) *Devices in vehicles other than horns.* Noise created in vehicles, including a radio, tape or disk player, or by a device or devices on the vehicle or from the vehicle, other than vehicle horns, shall be a violation of this section and presumed excessive, loud and disturbing if the noise is audible at a distance of 25 feet or more from the vehicle.

(4) *Vehicle horns.* Vehicle horn blown for an extended or prolonged time when the vehicle or operator is not in immediate danger or when not used to warn or signal immediate and or eminent danger.

(5) *Attracting attention to sales.* Noise made to attract attention to an event or sale which is audible 50 feet or more from the source or which exceeds the ambient background noise by 15 decibels.

(6) *Persistent animal sounds.* Persistent barking of a dog or other animal sounds which are audible 50 feet or more from the source or which exceeds the ambient background noise by 15 decibels. Dog barking or any other animal sounds which are 15 decibels louder than the ambient background noise shall be presumed to be unreasonable and disturbing if it is created between 9:00 p.m. and 7:00 a.m.

(7) *Construction.* Exterior construction using hammers, power tools or motor-driven equipment:

- a. Between the hours of 9:00 p.m. and 7:00 a.m. in residential areas or between the hours of 9:00 p.m. and 6:00 a.m. in commercial areas; or
- b. At anytime on Sunday.

(8) *Lawn maintenance equipment.* Lawnmowers, brush clearing equipment, blowers, and other equipment used for cleaning or maintenance shall be exempted from this section if the equipment meets the following provisions:

- a. The equipment is being operated and used for the purpose for which it was intended.
- b. The equipment is being operated with the use of all sound dampening devices which meet or exceed original equipment.
- c. The equipment is being used between the hours of 7:00 a.m. and 9:00 p.m.
- d. The equipment is used for the limited time required to accomplish the particular work or job activity.

(b) *Refuse and recycling collection activities.* Notwithstanding the requirements of subsection (a) above for other noise emitting activities; no person utilizing vehicles or other motor-driven equipment for the purpose of refuse and recycling collection shall engage in such activities:

(1) Between the hours of 9:00 p.m. and 7:00 a.m. on commercially zoned property within 300 feet of residential zoned property.

(2) Between the hours of 9:00 p.m. and 7:00 a.m. on residentially zoned properties.

(c) *Dumpster type.*

(1) Containers shall have a non-metal lid.

(d) *Labeling of dumpster/container.* Any dumpster-type containers must clearly display on an outside surface a label that includes the following information in letters at least two inches tall:

(1) The owner of the container;

(2) A telephone number for the owner of the container.

(e) *Exempted.* Instruments of husbandry used for agricultural purposes, or farming equipment and activities are excluded from the provisions of subsection (a)(8)b of this section and shall not apply to homeowners and occupants performing exterior work at or on their principal place of residence after 7:00 a.m. and before 9:00 p.m.

(f) *City manager may suspend enforcement.* The city manager, upon his determination that emergency or extraordinary circumstance require, to temporarily suspend the enforcement of this section.

(Code 1997, § 10-2-102; Ord. No. 98-32, 8-17-1998; Ord. No. 2002-22, 7-8-2002; Ord. No. 2004-32, 7-26-2004; Ord. No. 2011-04, § 1, 1-24-2011)



Notice

To: All Builders – Developers, and Contractors

From: City of Mt. Juliet, Building Department

RE: Lots not clearly marked

Effective Immediately!

NO INSPECTIONS will be done if the lot is not **clearly** marked.

We are unable to spend time looking for your lot. This will be considered a **FAILED INSPECTION** and you will be **charged** for it.

If you have any questions, please call the Building Department at 615-773-6225.



Notice

To: All Builders, Developers, and Contractors

From: City of Mt. Juliet, Building Department

RE: Permits – Access – Inspection

PERMITS:

Permits must be on all job sites at all times for inspectors to verify job address and sign off on all inspections performed. Permits are to be kept on site in a mail box (6' to the top of the box), but they must remain on site at all times until completion of job.

ACCESS:

Builders must provide access to all areas needing to be inspected. Crawl spaces must be accessible for floor system inspection. Attic spaces must be accessible for inspection. If it can't be seen from the floor, you must provide a way for the inspector to see all areas needing to be inspected.

INSPECTIONS:

Footing and foundation inspections will be done first. We will try to do them within a 24 hour period. All other inspections are required to give at least a one day lead time. It may take longer than 1 day to accomplish the inspection but they will be done on a first come first serve basis.

If you have any question, please call the Building Department at 615-773-6225.



Notice

To: All Builders, Developers, and Contractors

From: City of Mt. Juliet, Building Department

RE: Pressure Tests

PRESSURE TESTS: In order to achieve consistency for inspections, the following gauge reading will be required at the time of inspection:

Water – 80 p.s.i minimum

Gas – 15 p.s.i minimum

Waste Vent – 5 p.s.i or 10" of mercury column

Pressure tests must be able to read a consistent pressure for at least 15 minutes.

If you have any questions, please call the Building Department at 615-773-6225.



Notice

To: All Builders, Developers, and Contractors

From: City of Mt. Juliet, Building Department

RE: Copper Gas Lines

The City of Mt. Juliet Building Inspectors office will accept **Copper Gas Lines**. But they must be at least type **L copper**.

Further more, we require the line to be clearly marked as gas lines by painting them with **yellow** paint that will adhere to the copper. We also require the installers to use all safety precautions as necessary for proper installation.

If you have any questions, please call the Building Department at 615-773-6225.



Notice

To: All Builders, Developers, and Contractors

From: City of Mt. Juliet, Building Department

RE: Requiring Foundation Survey

Beginning June 1, 2009

The City of Mt. Juliet Building Department now requires a Foundation Survey; please be sure to have this completed before framing. The foundation survey can either be delivered to the office at 2425 N. Mt. Juliet Road or emailed to bldg@mtjuliet-tn.gov . If the foundation survey has not been turned into the office by frame inspection time, we will **NOT** be able to perform a frame inspection.

If you have any questions, please call the Building Department at 615-773-6225.



Notice

To: All Builders, Developers, and Contractors

From: City of Mt. Juliet, Building Department

RE: Stocking of Insulation and Drywall

Please be advised that the City of Mt. Juliet requires that all residential and commercial buildings have the following inspections to be passed:

- Electrical Rough
- Low Voltage Rough
- HVAC Rough
- Frame
- Plumbing
- Mechanical / Gas

All of the above inspections have to be passed before you can stock any insulation and drywall.

If you have any questions, please call the Building Department at 615-773-6225.



Notice

To: All Builders – Developers, and Contractors

From: City of Mt. Juliet, Building Department

RE: Closed and Occupied Homes without a Certificate of Occupancy

Please be advised that it is the City of Mt. Juliet policy that any homes that are closed and occupied before a Certificate of Occupancy is issued you will have to bond all of your future homes with the City of Mt. Juliet.

If you have any questions, please call the Building Department at 615-773-6225.



Notice

To: All Builders – Developers & Contractors

From: City of Mt. Juliet, Building Department

RE: All inspections must be completed before Final inspection

Please be advised that **ALL** inspections must be completed before the Final inspection is done. Failure to do so may result in that **NO** Certificate of Occupancy will be issued.

If you have any questions, please call the Building Department at 615-773-6225.



Notice

To: All Builders, Developers, and Contractors

From: City of Mt. Juliet, Building Department

RE: Driveways

This notice is to inform you that City Zoning Ordinance 9-106.3 #3 minimum clearances states that new driveways must be back from signalized intersections (**50 feet**).

Zoning Ordinance 9-106.5 #2 states, in all zoned districts, no fence, wall, hedge, or other planting or structure that will obstruct vision at any point where any private driveway intersects a public street shall be erected, placed or maintained within thirty-five (**35**) feet in all directions measured from all points along the property line across vehicles are intended to pass.

If you have any questions, please call the City of Mt. Juliet Road Inspectors at the Public Works Department 615-773-7957 or the Building Department at 615-773-6225.



Notice

To: All Builders, Developers, and Contractors

From: City of Mt. Juliet, Building Department

RE: Sewer and Water lines under driveways

SEWER LINES

Any sewer lines under driveways will be **backfilled with gravel** up to grade level. Any lines under driveways less than 18 inches in depth will be **sleeved and filled with gravel**.

WATER LINES

Any water lines under driveways will be **sleeved and filled with gravel regardless of depth**.

If you have any questions, please call the Building Department at 615-773-6225.



Notice

To: All Builders, Developers, and Contractors

From: City of Mt. Juliet, Building Department

RE: Trenching and Backfilling

Piping shall be installed in trenches so that the piping rests on solid and continuous bearing. We will not accept anything less. Piping cannot rest on block, brick, rock, broken concrete and etc. Piping must be bedded properly in ditch.

The trench shall be backfilled to the proper grade with compacted earth, sand, fine gravel, or similar granular material. This type of material is not found in most subdivisions.

Please be advised that this code will be strictly enforced. No exceptions!!!

We are also aware that sometimes there are safety issues involved when digging holes to tie into the Sewer Main. If safety is an issue, please call and we will work with you to avoid anyone getting hurt.

If you have any questions, please call the Building Department at 615-773-6225.



Notice

To: All Builders, Developers, and Contractors
From: City of Mt. Juliet, Building Department
RE: Concrete sidewalks, driveways, and handicap ramps

Due to numerous recent complaints the City of Mt. Juliet is compelled to re-enforce the following existing regulations; effective immediately – sidewalks, driveways, and handicap ramps must be constructed to conform to the City of Mt. Juliet standard plans:

- Standard Concrete Sidewalks – Detail ST-210
- Parallel Curb Ramp – Detail ST-305
- Residential Concrete Driveway Ramp – Detail ST-313

Particular attention must be given to ensure that dimensions and slopes adhere to those shown. Variances due to site conditions maybe allowed but only with prior approval in writing issued by the City of Mt. Juliet Public Works Department. Failure to comply will result in a **Stop Work Order** related to the violation and/or curtailment of building inspections until the violation is corrected and is in compliance.

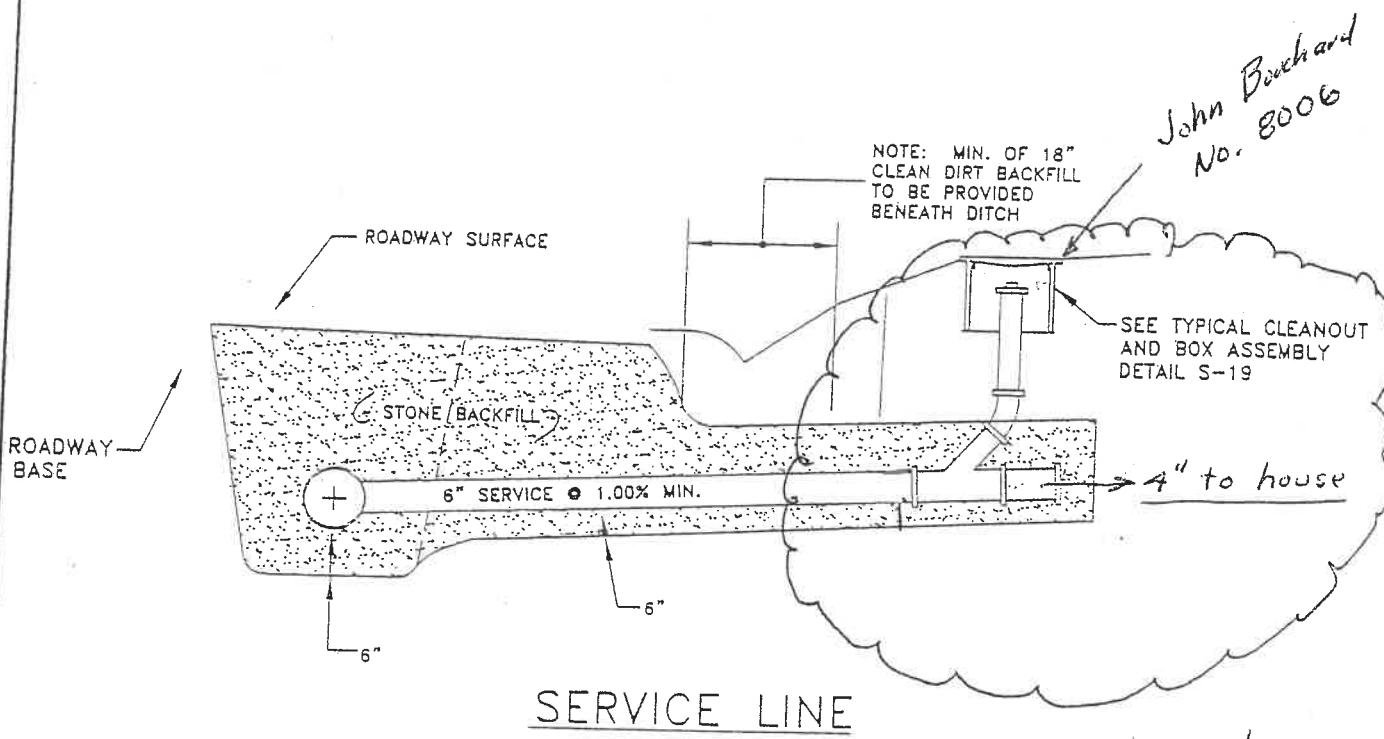
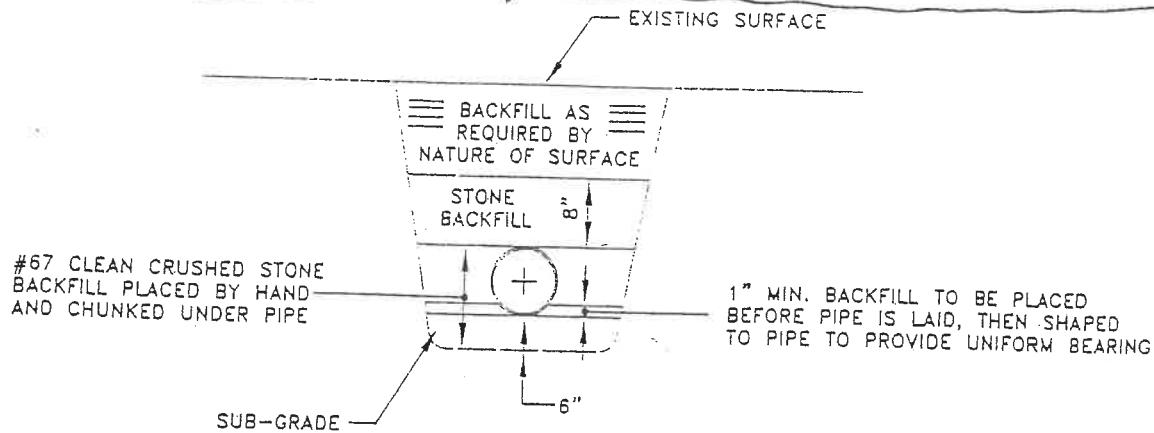
Subdivision regulations and standard drawings are available at City Hall and Public Works.

These requirements will be strictly enforced on all residential projects to avoid ongoing problems with unacceptable transitions between sidewalks and driveways, and between sidewalks and ramps.

If you have any questions, please call the Building Department at 615-773-6225.

Effective Immediately
NOTICE - To all Contractors doing work
 in the City of Mt. Juliet

Clean-out Required on all Sewer Services



Clean-out can be
a" Assembly with
screw cap.

John Bouchard & Sons Co.

NASHVILLE, TENNESSEE

(615) 256-0112

FAX (615) 256-2427

VALVE BOXES

No. 8003/8004 FOR 4" THRU 12" VALVES

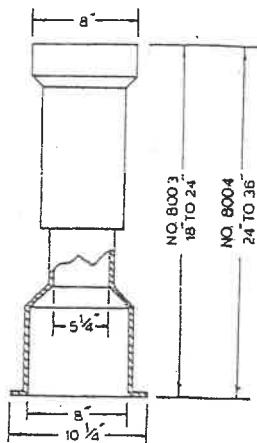


No. 8003

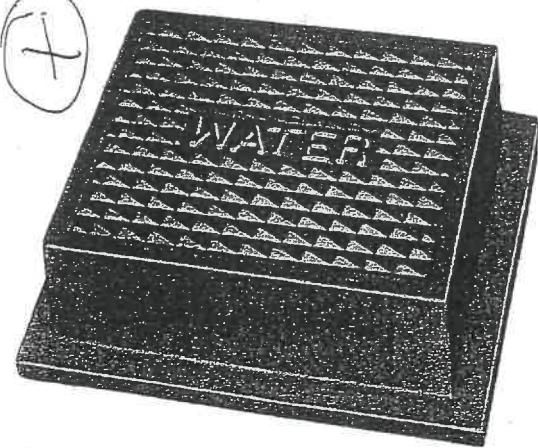
Weight 56 lbs.

No. 8004

Weight 76 lbs.



No. 8006 ROADWAY TYPE NASHVILLE STANDARD



No. 8006

Frame	150 lbs.
Cover	45 lbs.
Total	195 lbs.

