

Permits

The Town of Louisville issues *permits* only for properties in the corporate limits of Louisville. To see if your property is in the corporate limits, please go to our website www.louisvilletn.gov “For Residents – Find my neighborhood” or call the Louisville Town Hall (865-681-1983).

Before a building permit is issued and any construction activity is started for all new structures or additions to existing structures including all types of accessory structures exceeding 200 square feet in floor area, a copy of a permit for the septic system from Blount County Department of Environmental Health, and if applicable, a copy of a drawing from the Blount County Department of Environmental Health showing the location of the septic system in relation to the property boundary lines must be submitted to the Town of Louisville.

Properties that are located within a subdivision that provides a waste water treatment system shall be exempt from this requirement.

What requires a *permit*?

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy and/or use of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the *building official* and obtain the required *permit*.

To help clarify the above statement, the following items will require a *permit*:

1. New residential or commercial construction including any accessory structure exceeding 200 square feet in floor area.
2. Additions to residential or commercial structures including garages.
3. “Major” alterations/repairs to residential or commercial structures including change of commercial tenants.
4. Demolition of residential or commercial structures.
5. Any grading project not associated with a residential or commercial construction project that requires more than 200 cubic yards of cut/fill.

6. New driveways connecting to Town roads/streets. Driveway permits on State of Tennessee roads (Topside Road and Louisville Road) must be obtained from the Tennessee Department of Transportation (865)594-2456.
7. Fences 7 feet tall or higher.
8. In-ground swimming pools.
9. Retaining walls over 4 feet high measured from bottom of footing to top of wall.
10. Deck additions greater than 200 square feet.
11. Signs – contact Louisville Town Hall for requirement.

What does not require a *permit*?

1. “Cosmetic” upgrades such as new floor, wall and ceiling finishes.
2. Replacing roofs and less than 30% of roof deck (replacing more than 30% of roof deck and/or replacement of roof framing falls into the “major” repair category and would require a permit).
3. Replacing siding, soffits and etc.
4. Replacing gutters and downspouts.
5. Fences not over 7 feet high.
6. One-story detached accessory structures such as storage sheds, playhouses and etc. with a floor area not greater than 200 square feet.
7. Replacing heating/cooling unit.
8. Replacing toilet fixtures, kitchen sinks and water heaters.

How to obtain a *permit*.

1. Contact Town of Louisville administration for the appropriate planning/permitting process.
2. Refer to the “Building and Permit Checklist” attached to the building permit for further instructions.
3. For any zoning issues please refer to the “Zoning” section on this website.
4. If applicable submit two (2) copies site and building plans to the Louisville Planning commission for review/approval.
5. Submit two (2) sets of plans to the codes staff for review/approval (this process takes 2-3 days.)

6. Submit two (2) copies of site plan/sketch showing property boundaries, location of structure(s) & applicable Minimum Yard Requirements (set backs). See Chapter 8 of Louisville Zoning Ordinance & Ordinance 2012-07
7. Submit one (1) copy of septic system permit issued by the Blount County Department of Environmental Health (865)681-9502.
8. Fill out and sign the "*Building Permit Application*".
9. Submit payment of the permit fee. (Check or cash only)
10. The permit, or copy thereof, is to be kept on the job site.

How to get started on a residential project.

1. Obtain a *building permit*.
2. Contact either Alcoa Utility Board (865)380-4700 or Fort Loudoun Electric (877)353-2674 for temporary electric service.
3. Contact either South Blount County Utility District (865-982-3560) for water service.
4. Refer to the "*Building and Permit Checklist*" attached to the *building permit* for further instructions.