

Building Department

The mission of the City of Kingsport Building Department is to help individuals or contractors in building new projects or just remodeling existing ones. To make sure that the building process is safe and in compliance with the adopted codes. Listed below is a list of frequently asked questions. If your question is not listed feel free to contact the building department at (423) 229-9393.

Q-What are building Codes

Building Codes are the rules, regulations and specifications that the City of Kingsport uses to help ensure quality construction and a safe finished structure.

Q- What is a Building Permit?

A building permit is a license required by city code that grants permission to construct, enlarge, alter repair or demolish a structure or equipment (such as heating, plumbing or electrical systems) installed in a building. Permission to change the use of a building, excavate or fill land.

Q- Why are inspections needed?

City code requires a permit be issued when work is to be performed on a structure. The inspections that follow the issuance of the permit may uncover unsatisfactory work, faulty materials or violations of the code that could result in unsafe and hazardous condition for you, your family, your employees or the general public.

Q-When do I need a Permit?

You will need a permit for anything other than cosmetic repairs (painting, carpet, etc.)

Q- At what point and time do I get the permit?

The permit needs to be bought before any work starts.

Q- As a homeowner can I do my own work?

You can do your own work if you own and occupy the house.

Q- What if it is rental Property?

You can do the cosmetic repairs. The electrical, Plumbing, and Mechanical will have to be done by licensed contractors.

Q- As a homeowner doing my own work, do I have to get a permit.

Yes, everyone is required to get a permit.

Q-If I hire the work done who gets the permit.

The person actually doing the work needs to buy the permit. Whoever signs the permit is responsible for the work done.

Q-What are the different types of permits?

Building permits- New, Additions or alterations to a Structure
Electrical- installation, addition, replacement or change in the electrical system
Plumbing- Installation, addition, replacement or change in the plumbing system
Mechanical-Installation, addition replacement or change in the mechanical system. This includes heat pumps, or any type of gas installation
Sewer line- for installation or replacement of sewer line
Grading Permits-disturbing of land
Demolition- removal of any structure

Q- Do I need a permit for utility, storage buildings and carports

Yes, you will need to talk to one of the inspectors for more details there are different guidelines for attached or detached.

Q- What codes are enforced in the City of Kingsport

2006 International Code Council (ICC)
Electrical- 2005 National Electrical Code
Handicap – 1999 North Carolina Code-w/ 2003 Amendments
City of Kingsport Zoning Ordinance

Q-What information do I need when I get a permit?

Single-family – set of plans (do not have to be stamped)
Job cost, address,

Commercial- 2 sets of stamped plans (site and construction) construction cost,
address, and landscape plan.

Q-If I am Building a new house when can I move in?

After a final inspection has been done and approved a certificate of Occupancy
has been issued. At that time you can move in.

Q- Do I need a permit for a driveway.

Yes, But that is handled through the Transportation department Contact Jimmy
Hensley at 224-2757.

Q-What does Zoning mean?

Kingsport, as are most cities, is zoned in various ways. This zoning depends of
land use, location and size. Each zone has its own requirements i.e.: lot size,
building setbacks, signage and landscaping.

**Q- What if I want to do work to my property and it is in the historical
District?**

A Certificate of Appropriateness must be obtained from the committee before
work starts.