

COMMERCIAL, INDUSTRIAL AND MULTIFAMILY AND SEMI-PUBLIC PROJECTS

The City of Clinton has adopted various regulations, policies and procedures relating to construction activities. The following information has been developed to assist contractors, developers.

Planning Commission Process

Twelve (12) copies of the site plan shall be submitted to the Building Official on or prior to the last Monday of the month for review and comment. The regular meeting of the Planning Commission will be held on the second Monday of the following month.

Pre-Construction Conference

A Pre-construction conference is required, prior to the issuance of a Site Development Permit and / or a building permit for all Commercial, Industrial, and Multifamily site plan approvals.

The pre-construction conference will take place at City Hall located at 100 N. Bowling Street, Clinton, Tennessee 37716. The required attendees will be as follows:

1. City Building Official
2. Public Works Director
3. Project Engineer and or Developer
4. Contractor
5. Clinton Utilities Board Representatives
6. Powell Clinch Utility District Representatives

A typical meeting will include: review of inspections procedures and schedules, erosion control measures, drainage plans, drainage concerns, and as-built requirements.

Building Permit Process

An application for a building permit will need to be completed and submitted with Three (3) complete sets of stamped drawings and specifications for review, (If the project needs the State Fire Marshal's Office approval. A copy of their approval letter will need to be presented before a building permit will be issued).

Required Building and Fire Inspections:

The following inspections will be required and to request an inspection from the codes staff; the permit holder shall contact the Building Official at 457-0424. There shall be at least twenty-four (24) hours notice given

- A. **Foundation:** To be made after the trenches are excavated and after the grade is set and forms are in place, prior to pouring concrete.
- B. **Plumbing Slab:** To be made after all drainage and water piping has been installed and, prior to pouring of concrete and, a test on all piping has been placed on the systems.
- C. **Rough-in Gas:** To be made after all concealed piping and, vents are installed
- D. **Rough-in Mechanical:** To be made after all duct work and ventilation systems are installed.
- E. **Rough-in Plumbing:** To be made after all drainage piping, vent piping and, water supply piping has been completed and, a test on all piping has been placed on the systems.
- F. **Framing:** To be made after framing, firestopping, draftstopping and, bracing are in place
- G. **Electrical Rough-in and Final Inspections:** Permits and inspections are done by the State Electrical Inspector, which works out of the Clinton Utilities Board office he may be reached at 457-9232
- H. **Fire Line and Sprinkler Inspections:** A fire line inspection and test is required prior to the backfilling of the line. A sprinkler inspection and test shall be required prior to the concealment of any piping. All tests shall be done in accordance with the testing procedures as outlined in NFPA 13.
- I. **Fire-resistance-rated construction inspection:** A inspection of fire-resistance-rated construction shall be inspected once it is in place.
- J. **Other Inspections:** In addition to called inspections above the codes enforcement office may make or require any other inspections to ascertain compliance with this code and other laws that may apply
- K. **Final:** A final inspection shall be made after the permitted work is complete and prior to occupancy
- L. **Certificate of Occupancy:** A Certificate of Occupancy shall be obtained from the Codes Enforcement Officer after approval of the final inspection and prior to the occupancy of the structure.

Erosion Control

Prior to any site preparation there shall be adequate erosion control installed as per the approved site plan

The Public Works Department Inspections

Curbs and Sidewalks

1. Notify Public Works Director for an inspection at least 2 days prior to placement of the concrete to repair or install new curbs and or sidewalks within the public right-of-way as per the approved site plan.

Storm Drain Pipes Within Right-of-Way

1. Notify Public Works Director for an inspection at least 2 days prior to backfilling and / or making connections to existing storm drains that are located in the public right-of-way as per the approved site plan.

Site Drainage and Detention Pond(s)

Notify Public Works Director and Codes Enforcement Officer at least 2 days prior to the final site inspection to ensure that all of the required site drainage is installed in accordance with the approved plans. The contractor shall also have the calculations and as-built plans and certification by the designing engineer of the drainage plans.

The coordination of the above inspections can be scheduled with the Public Works Director, who can be reached at 457-6495.

Clinton Utilities Board

Five (5) sets of the site utility drawings shall be submitted to the directors of Water and Sewer, and Engineering and Operations no later than sixty (60) days prior to commencing of construction.

Water and Sewer Taps and Fees

The Water and Sewer taps shall be coordinated with the Clinton Utilities Board located at 1101 N. Charles G. Seivers Blvd. The fees are regulated and collected by the Clinton Utilities Board.

Contact Phone Numbers and Addresses

City of Clinton

John Householder, Building Official
100 N. Bowling Street
Clinton, Tennessee 37716
865-259-1181
jhouseholder@clintontn.net

Dwayne Wilkerson, Public Works Director
210 Nave Street
Clinton, Tennessee 37716
865-457-6495
dwilkerson@clintontn.net

Clinton Utilities Board

Ernie Bowles, Director of Engineering and Operations
1101 N. Charles G. Seivers Blvd.
Clinton, Tennessee 37716
865-457-9232
ebowles@clintonutilities.com

Dan Hawkins, Director of Water and Sewer
1101 N. Charles G. Seivers Blvd.
Clinton, Tennessee 37716
865-457-9232
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Powell Clinch Utility District

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Lake City, Tennessee 37769
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