



TRDA Building Inspection Hours of Operation

TRDA Building Inspectors provide services
Monday – Friday 8:00 am – 4:00 pm

Please do not call or text outside these hours or on holidays.
Calls or texts outside these hours will not be accepted.

TRDA is closed on the following Federal Holidays:

January	New Year's Day
	Martin Luther King, Jr. Day
February	President's Day
March/April	Good Friday
May	Memorial Day
July	Independence Day
September	Labor Day
October	Columbus Day
November	Veteran's Day
	Thanksgiving Day
	Friday after Thanksgiving
December	Christmas Eve
	Christmas Day
	Day after Christmas

We aim to deliver efficient and timely service.
Please adhere to these hours to assist us in serving you better.



Effective January 1, 2026

Building Inspections & 2024 Building Code Adoption

In order to apply for a building permit you must provide a copy of a contractor's license with plumbing and HVAC license.

Inspection of your residential construction property will be made within three (3) working days after notification to TRDA's Building Inspector. Permit holder or contractor should contact the Inspector, Dwayne McMahan, by calling him directly at (865) 719-2145 for inspections.

All items must be completed before scheduling any inspection, if not a \$150 fee will apply (as of 9/1/2020).

Building Permit signs must be posted at Jobsite or no inspections will take place.

Footing Inspection-

Prior to placement of concrete
 After steel reinforcement has been placed
 After bulkheads are placed
 No Standing water at bottom of footings
 Either (3) # 4 steel reinforcement (rebar) or (2) #5 steel on chairs reinforcement (rebar) are required in all footings.

Slab Inspection-

This is a three part Inspection

1. Foundation Wall Inspection-After foundation walls have been laid and prior to concrete being placed in wall. If wall is over 10'; in height then a Professional Engineer must prepare a letter stating how the wall and footing must be constructed.

2. Under slab Plumbing Inspection- Prior to stone backfill of pipes. Plans must be available for Drain Fixture Unit count. Either a water test or pressure test will be conducted. Water test with 5' head must be placed where it can be easily observed. Pressure tests are accepted, the applicant must provide a pressure gauge as specified in the code. Radon Gas, a 3" sanitary tee must be placed in stone.

3. Thickened slabs & Foundation- Plans must be available for thickened slab locations. Weatherproofing of foundation walls, Anchor bolts or straps placement and foundation drains will be checked.

* If you are using a pre-cast foundation system, please contact the Building Inspector for inspections that are required.



Floor Framing Inspection-
(Crawlspace Only)

Prior to placement of floor sheathing, after foundation wall, floor joists and masonry piers have been installed. Have floor truss or TGI layout available if applicable.

If no floor framing inspection is performed then an engineering certification is required

Framing Inspection-
(Includes Plumbing & Mechanical)

This is a two part Inspection

1. Prior to Insulation, have pre-engineered truss layout available. Have all window and door installation instructions available. Plumbing drain lines and water supply lines must be tested. ***All fireplaces must be installed prior to inspection.***
2. Insulation Inspection after framing rough-in. R-13 in walls R-19 in floors between conditioned and unconditioned .32 u factor in windows .55 in skylights. R38 in sloped ceiling and attics at final inspection.

Final Inspection-

After completion of all construction, including final grading and driveways. Prior to occupants moving in or storing contents in structure.

CONTACT:

Dwayne McMahan, TRDA Building Inspector
At (865) 719-2145



2024 International Building Code

Permit Expiration

“105.5. Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 60 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 30 days after the work is commenced. Every permit shall become invalid after the following timeframes based on the project valuation:

- Permits with valuation less than \$500,000 will expire in one (1) calendar year from date of issuance.
- Permits with valuation \$500,000 - \$20,000,000 will expire in two (2) calendar years from date of issuance.
- Permits with valuation exceeding \$20,000,000 will expire in three (3) calendar years from date of issuance.
- All related mechanical, electrical and plumbing permits will expire in the same timeframe. All stand-alone mechanical, electrical and plumbing permits will expire in one (1) calendar year from date of issuance.

Extensions of time may be granted by the Building Official; however, the extension must be requested in writing and justifiable cause demonstrated. The Building Official is authorized to grant, in writing, one or more extensions of time. Each extension shall be for a period of time not to exceed 180 days. A fee of fifty percent (50%) of the permit fee of the original permit may be charged to cover administrative expenses for each extension granted.”