

Building Codes

Also known as safety codes or construction codes, Cannon County's Residential Building Code Administration and Enforcement Program applies to one- and two-family dwellings and townhouses. The County has adopted the 2018 International Code (IRC) and the 2018 International Energy Conservation Code (IEEC) as the County's Building Code.

Until October 16, 2023, the Tennessee State Fire Marshal's Office (SFMO) was responsible for Statewide administration and enforcement of building codes; this meant that the Cannon County Planning Department would, until October 16th, issue SFMO Building Permits.

On October 16, 2023 and thereafter, the Cannon County Planning Department will be responsible for the administration and enforcement of building codes specific to Cannon County and issue Cannon County Building Permits.

Associated with Building Permits are Impact Fees; these fees include the Adequate Facilities Privilege Tax (AFT) and the Zoning Compliance Fee (ZCF):

- Proceeds of the AFT - \$0.90 per square foot of heated space - are applied to the construction of Cannon County Schools; this tax is levied in compliance with Resolution 2019-13 of the Cannon County Board of Commissioners.
- Proceeds of the ZCF - \$0.95 per square foot of heated space - are applied to the administration and enforcement of the Cannon County Zoning Resolution of August 16, 2018 as amended.

While both the AFT and the ZCF are payable at the time a Building Permit is purchased, the AFT may be deferred for a year, or until the residence is occupied, or until the property is sold; whichever occurs first.

Building Permits

Starting on October 16, 2023, the Cannon County Planning Department will issue building permits through the iWorQ Systems permit management portal:

<https://cannoncounty.portal.iworq.net/portalhome/cannoncounty>

The permit management portal has three sections:

- **View From The Map** identifies specific attributes of property in Cannon County; knowing these attributes will be required to complete an application for a building permit:
 - Zoning – the zone in which the property is located;
 - PARCEL - the Map and Parcel number of the property; and
 - Floodplain Status – determination if a portion of the property in the floodplain.
- **Submit An Application** allows for:
 - Estimating the cost of a building permit and associated impact fees; and
 - Application for a Building Permit; once the application is submitted, an invoice for the permit and impact fees is created within three workdays; when the invoice is paid, the building permit is issued.

- ***Search Permits*** allows the searching of existing permits to:
 - Request an inspection;
 - Access Inspection Reports; and
 - Check the status of an invoice.