

Building Codes

Also known as safety codes or construction codes, Cannon County's Building Code Administration and Enforcement Program applies to residential as well as commercial, industrial and multi-family construction. The County has adopted the 2025 International Building Code (IBC), which includes the 2025 International Residential Code (IRC) and the 2025 International Energy Conservation Code (IEEC), as the County's Building Code.

Effective January 1, 2025 the Cannon County Planning Department will be responsible for the administration and enforcement of building codes for all areas in Cannon County including Woodbury, but excluding Auburntown.

Also, effective January 1, 2025 the Cannon County Planning Department will be responsible for the administration and enforcement of residential building permits as well as building permits for Commercial, Industrial and Multifamily residential (CIM) construction in Woodbury and Cannon County, excluding Auburntown.

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

- Proceeds of the AFT are applied to the construction of Cannon County Schools:
 - Residential AFT is \$0.90 per square foot of heated space; this tax is levied in compliance with Resolution 2019-13 of the Cannon County Board of Commissioners.
 - Commercial Industrial and Multi-Family residential is \$1.50 per square foot of commercial and/or industrial construction pursuant to *Tenn. Code Ann.* §67-4-2908 as amended by *Tennessee Public Chapter 990* of May 21st, 2024.
- Proceeds of the ZCF are applied to the administration and enforcement of the Cannon County Zoning Resolution of September 4, 2025 as amended.
 - Residential ZCF is \$0.95 per square foot of heated space;
 - Commercial ZCF is \$1.95 per square foot of retail space;
 - Industrial ZCF is \$2.95 per square foot of operational space; and
 - Multi-Family residential ZCF is \$1.95 per square foot of heated space.

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

There are no Zoning Compliance Fees for either Residential or Commercial, Industrial and Multi-Family residential construction within the Town of Woodbury.

Residential Building Permits

Before a Residential Building Permit for construction within the Woodbury town limits can be issued, a site plan must be submitted to, and approved by, the Town of Woodbury.

The Cannon County Planning Department issues residential 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 is 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.

Commercial, Residential and Multi-family (CIM) Building Permits

Before a CIM Building Permit for construction within the Woodbury town limits can be issued, a site plan must be submitted to, and approved by, the Town of Woodbury Planning Commission.

Before a CIM Building Permit for construction within Cannon County can be issued, a site plan must be submitted to, and approved by, the Cannon County Regional Planning Commission.

The process for obtaining a CIM building Permit, after site plan approval, is as follows:

- Submit an electronic version of the construction documents and an estimated construction cost to the Planning Department for preliminary review.
- The SFMO Deputy State Building Inspector (DBI) will review the submitted documents and establish the CIM Building Permit Fee.
- The Cannon County Planning Department will review the submitted documents and establish the Adequate Facilities Tax and the Zoning Compliance Fee.
- The Planning Department will issue an invoice to the applicant for:
 - Plans Review Fee;
 - Building Permit Fee;
 - Adequate Facilities Tax; and
 - Zoning Compliance Fee (if any).
- A Plans Review will proceed once the Plans Review Fee is paid; and
- A CIM Building Permit will be issued once the balance of the invoice is paid.